



6 Church Street
 Gardiner, ME 04345
 (207) 582-4200
 Fax (207) 582-6895

December 18, 2015

Environmental Protection Agency
 Submitted Via www.grants.gov

SUBJECT: TW Dick Site, Gardiner, Maine – EPA Brownfields Cleanup Grant Proposal

The City of Gardiner, Maine enthusiastically submits our proposal for an Environmental Protection Agency (EPA) Brownfields Cleanup Grant for the TW Dick Properties, identified as 24 Summer Street (Lot 6) and 59 Summer Street (Lot 14). The site consists of two parcels of land totaling 2.07 acres and is improved with one building, which is described as the Fabrication Building. This grant application focuses on Lot 6 (Fabrication Building - 1.29 acres) and Lot 14 (vacant land - 0.78 acres surrounded by residential properties). The Fabrication Building consists of a steel-frame and corrugated-steel-sided building encompassing a footprint of approximately 12,225 square feet with an approximate 3,500 square-foot open canopy storage area at its eastern end. The site is owned by the City of Gardiner and is located in a mixed residential/commercial district. The site is vacant but was most recently occupied by TW Dick, a steel fabrication company.

The City of Gardiner has identified 20 potential Brownfield Sites in its Target Areas: the Downtown Water Street Area, and the Cobboosee Stream Corridor. The highest profile Brownfield Site in these areas is the TW Dick Site, due to its close proximity to downtown, the high concentrations of known contamination onsite, and the negative impacts this dilapidated structure has caused to redevelopment in the downtown district.

This area of the City has been in an economic and social decline since the last mill closed in 2010. These blighted and neglected mill buildings have marred the landscape of our City; contributed to widespread environmental contamination in the adjacent Kennebec River/Cobboosee Stream; negatively impacted the health and welfare of sensitive populations which live in residential neighborhoods abutting the Brownfields Sites; and created a transect of desperate poverty by isolating a low-income neighborhood from its schools, downtown district, and the rest of the City. The City has made strides obtaining complementary funding to assist in the redevelopment of this site into a medical office building and housing; however, without a Brownfields Cleanup Grant for the TW Dick Site, the City will not be able to generate the funds required to cleanup and redevelop the site.

This grant will be the first step in bringing this site back to reuse and will involve our citizens in crafting our future, expanding economic opportunities and improving our environment and welfare.

The following presents information necessary for our application:

- a. Applicant: The City of Gardiner, Maine
- b. Applicant DUNS No.: 0402378770000
- c. Funding Requested:
 - i.) Cleanup
 - ii.) \$200,000 total and a waiver of cost share
 - iii.) Hazardous Materials
 - iv.) Community-wide
- d. Location: City of Gardiner, Maine
- e. Property Name/Location: TW Dick Property, 24 and 59 Summer Street, Gardiner, Maine 04345
- f. Contacts:
 - i.) Project Director: Scott Morelli, City Manager, City of Gardiner, 6 Church Street, Gardiner, ME 04345; Phone: (207) 582-4200; Fax (207) 582-6895; citymanager@gardinermaine.com
 - ii.) Chief Executive: Thomas Harnett, Mayor, City of Gardiner, 6 Church Street, Gardiner, ME 04345; Phone: (207) 582-4200; Fax (207) 582-6895; mayor@gardinermaine.com
- g. Date Submitted: December 18, 2015
- h. Project Period: October 2016 – September 2016 (Three years)
- i. Population:
 - i.) General Population: 5,800 (2010 U.S. Census)
 - ii.) Target Area Population: Same
- j. Other Considerations Checklist – attached

Threshold Criteria is included in Attachment A.

We thank you in advance for considering our grant application. If you should have any questions or require clarification on any element of this proposal, please feel free to contact me at (207) 582-4200.

Sincerely,



Scott Morelli
City Manager

cc: with attachment

Frank Gardner, EPA Region 1 Brownfields Contact
Nicholas Hodgkins, State of Maine DEP

Appendix 3 Cleanup Other Factors Checklist

Name of Applicant: City of Gardiner, Maine

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	Cover Letter, 2
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9, 10
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4, 5
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	

**NARRATIVE PROPOSAL
(RANKING CRITERIA FOR CLEANUP
GRANTS)**

EPA Brownfields Cleanup Grant Proposal
TW Dick, City of Gardiner, Maine

NARRATIVE PROPOSAL (RANKING CRITERIA FOR CLEANUP GRANTS)

1. Community Need

a. Targeted Community and Brownfields

i.) Targeted Community Description

A significant portion of Gardiner's downtown was developed to serve the industrial mills that were built along the banks of the Cobbossee Stream and Kennebec River during the 1800s. The legacy of these factories dates back to an era when the stream and river, which intersect at the eastern boundary of downtown Gardiner, were used as an open sewer for industrial waste disposal. Our targeted community, the Cobbossee Corridor, extends from the downtown district approximately one and one-third miles out and drops 127 feet in elevation. Gardiner's industrial past is reflected in the mills and factories that line this stretch of the Cobbossee Stream. There are seven mill sites on the banks of this stream, each of which has seen many changes of use and construction. The first cast iron plows in this area of Maine were made on the banks of the Cobbossee as well as lead pipe works, carriage shops, and shingle/match factories, all of which were destroyed by the fire of 1849 and replaced by paper, textile, and shoe factories.

Gardiner's Brownfield sites in the Cobbossee Corridor range from small single lot gas/service stations (less than one- to two-acre parcels) to larger downtown blocks and manufacturing mills covering over twenty acres. In total, nearly seventy-five acres of contaminated Brownfields property exist within this area. Typical of most of these Brownfields properties, the extent of contamination is unknown, and the health risks they pose to our community are difficult to quantify. Not surprisingly, the majority of the Brownfield sites, and certainly the largest of these sites, are found in the downtown area. Anecdotally, most Gardiner residents with the means prefer not to live near these sites, leaving Gardiner's most at-risk citizens to live and work near these abandoned and contaminated buildings. Gardiner's Brownfield sites have contributed to the overall economic decline of the surrounding communities and have prevented redevelopment of already urbanized land, exacerbating existing sprawl and the conversion of farm, forest, and other crucial open land tracks into sprawl and housing developments. These Brownfields are blighted eyesores and are vestiges of the city's industrial past. Many of these buildings have been vacant for decades, with broken windows and evident decay. These areas of the city remain economically depressed, and depressingly frozen in time, hearkening back to an era of manufacturing jobs that no longer exist.

The TW Dick site is central to our targeted community and is Gardiner's highest priority Brownfield site. This property is located at the gateway to our downtown and is the focus of this grant. This site sits adjacent to Cobbossee Stream on a hill that looms over our downtown. Most recently home to a steel fabrication company, onsite buildings contain asbestos, lead, volatile /semi-volatile organics, former petroleum tanks, and hazardous building materials. The buildings are in extremely poor, dilapidated condition, and require demolition to make way to future development on this high profile site. The onsite buildings are continually vandalized, and the surrounding area is prone to crime and drug activity.

ii.) Demographic Information

	Community Census Tract 109	City of Gardiner	Kennebec County	State of Maine	National
Population:	1,398	5,737	121,112	1,330,089	311,536,594 ¹
Unemployment:	13.2%	5.6%	8.4%	5.9%	5.3% ²
Poverty Rate:	33.1%	16.4%	13.5%	14.1%	11.3% ¹
Percent Minority:	5.6%	4.8%	3.9%	4.95%	36.7% ¹
Median Household Income:	\$32,143	\$46,400	\$46,559	\$48,804	\$53,046 ¹

¹ Data are from the 2009 – 2013 American Community Survey and are available on Am American FactFinder at http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP03&src=pt and http://factfinder.census.gov/faces/tableservices/jsf/pages/productview.xhtml?pid=ACS_13_5YR_DP05&prodType=table

² Data are from the Bureau of Labor Statistics and is available at www.bls.gov

iii.) Description of Brownfields

The 2.9-acre TW Dick Site is identified as 1 Summer Street (Lot 19), 24 Summer Street (Lot 6), 31 Summer Street (Lot 17), and 59 Summer Street (Lot 14), and is improved with three buildings, which are described as the Office Building, Cold Storage Warehouse, and the Fabrication Building. **This grant application focuses on the 1.29-acre Lot 6, which is improved with the Fabrication Building and is abutted by the Cobbossee Stream to the south; and the 0.78 acre Lot 14, which is currently vacant.** The Fabrication Building consists of a steel-frame and corrugated-steel-sided building encompassing a footprint of approximately 12,225 square feet with an approximate 3,500 square-foot open canopy storage area at its eastern end. This Site is owned by the City of Gardiner and is located in a mixed residential/commercial district, central to our Target Community. The site was most recently occupied by TW Dick, a steel fabrication company. TW Dick reportedly vacated the site in 2010. The Fabrication Building and associated property grounds were utilized by TW Dick for steel fabrication, welding, painting, cutting, grinding, and painting various steel products. These activities utilized various petroleum products including motor oils, hydraulic oils, lubricating oils, cutting oils, and paints. Remaining portions of the site (Lot 6) consist of asphalt-paved or crushed-gravel driveways/parking areas, overgrown vegetated areas, and wooded land. The property was reportedly improved with residential dwellings and various foundries, blacksmith shops, woodworkers, machine shops, a shoe factory, and lumber sheds since the 1800s. The 1882 fire in Gardiner reportedly destroyed most, if not all, former buildings at the site and vicinity. Residential dwellings and lumber sheds were present onsite in the mid-1900s and TW Dick appears to have occupied the entire site beginning in the 1960s. The Fabrication Building appears to have been constructed in the 1960s with subsequent additions in the 1970s and partial demolitions in the 1990s and 2000s. The concrete floor of the Fabrication Building was reportedly constructed over many years by pouring concrete into various sections at reported thicknesses up to 4 feet thick.

Historic environmental investigations completed at the Site have identified environmental conditions which require cleanup actions, including: the presence of urban fill and contaminated soils throughout the Site with elevated concentrations of arsenic, lead, and PAHs; petroleum-impacted surficial and subsurface soils surrounding the Fabrication Building; groundwater which contains heavy metals and petroleum/solvent-related VOCs and PAHs; pore water sample locations adjacent to the Cobbossee Stream which contain heavy metals; floor drains which have historically discharged petroleum-related VOCs, EPH, and PAHs to the subsurface in the vicinity of a municipal storm water pipe/manhole; low-level petroleum compounds in soil and groundwater in the vicinity of former underground fuel oil storage tanks; elevated concentrations of volatile petroleum constituents and chlorinated compounds in sub-slab soil vapor samples; and the presence of hazardous building materials, including asbestos, lead-based paint, universal wastes, and hazardous waste containers.

This Brownfield site is one of many rundown and underutilized properties in the neighborhood, including gas stations, abandoned mills, shoe factories, tanneries, dry cleaners, railroad facilities, and manufacturing facilities. Chlorinated solvents, paints, lacquers, and other organic compounds, once used at these abandoned mills, have left behind volatile organic compound contamination in soil, groundwater, and soil vapor. In addition, former industrial usage has resulted in heavy metal impacts to the environment including lead, arsenic, chromium, and mercury. Polycyclic aromatic hydrocarbon contaminated soil, groundwater, and surface water; as well as buildings filled with asbestos, PCBs, lead paint, and universal wastes are likely present on our Brownfield sites. All of Gardiner's Brownfield Sites (estimated at 50-75 acres) located in

the Target Area are surrounded by residential neighborhoods. The perceived negative impact of these sites, contamination they present, and the blight they create, significantly impacts our resident's and children's ability to utilize the stream and river and land as recreational resources. These properties also create a negative perception and stigma of environmental contamination that continues to prevent investment and redevelopment of the area.

iv.) Cumulative Environmental Issues

In addition to the significant negative environmental, health, and welfare impacts caused by the T.W. Dick Site and other Brownfield properties in the Cobbossee Corridor, Gardiner is also disproportionately impacted by cumulative environmental issues resulting from the community's proximity to the State's largest highway transportation systems, and the historical industrial legacy associated with the Kennebec River, which flows through our targeted community. This river has seen heavy industrial use over time in communities located upstream of Gardiner. The mills that once lined the river and the communities that housed those mills discharged waste and waste water directly to the river. The Kennebec was also heavily used to transport lumber to saw mills along its banks. All of these uses significantly degraded the water quality and ecological character of the river and has had a disproportionate negative impact to surface water and groundwater quality for a City of our size. Additionally, air quality in our targeted community has been negatively by the Maine Turnpike and Route 295, which meet in Gardiner at the upper watershed of the Cobbossee Stream (only 2.5 miles from our downtown). Depending on the weather conditions, the smog created by these heavily traveled highways settles in the stream valley and negatively impacts air and water quality.

b. Impacts on Targeted Community

The Cobbassee Corridor, home to the TW Dick site, was developed to serve industrial mills built in the 1800s; however, this area has lost vitality since the last mill closed in 2001. The Cobbossee Corridor extends from the City's downtown district into residential neighborhoods, and bisects Gardiner's two 2010 Census Tracts (CT-109 and CT-110). These neighborhoods feature traditional millworker housing, much of which remains modest and poorly maintained due to the community's poverty, and the low property values in the Target Community. The effects of poverty around these blighted and contaminated Brownfield Sites are reflected in Central Maine/Kennebec County demographic data, which indicate that **sensitive populations in the Target Community have a disproportionately greater risk of many health affects compared to state averages**, and are more likely to be susceptible to impacts from Gardiner's Brownfield sites. We suspect possible elevated respiratory impacts from dust containing metals, asbestos, and organic vapors from fuel or solvent spills releases; elevated blood lead levels due to decay of lead-based paint at former industrial sites; and cancer risk from eating contaminated fish or drinking polluted groundwater. The fact that all of these contaminants are present at the T.W. Dick Site, combined with its close proximity to the downtown and adjacent residential communities, makes this Site a particularly large burden on the community.

These environmental concerns affect already at-risk populations in Gardiner, especially children, women of childbearing age, and the elderly. Statistical data on sensitive populations in and around the target area capture the potential **environmental justice issues** that beg for Brownfields Cleanup in the city—approximately 411 of Gardiner's 1,001 multi-unit, typically low-income housing units are located in Census Tract 109 (the Cobbassee Corridor Target Community), which is bordered by the Cobbossee Stream to the south, and is geographically separated from the rest of Gardiner (Census Tract 110 or CT-110) by the Brownfields Target Community . The **density of multi-unit residences** in CT-109 (the Target Community) is 238 units per square mile, nearly six times the 40 units per square mile found in CT-110 (remaining portions of the City). Also of note is that CT-109 is home to **slightly higher concentrations of sensitive communities** (children, women of childbearing age, and the elderly) living in the City.

Children: Census data from 2010 shows that children under five years of age make up 5.5% of Gardiner's total population. According to 2012 Maine Department of Health and Human

Services (DHHS) Central Maine District Health Profile of Kennebec County, a historic area of high factory and industry density, had a teen birth rate (ages 15-19) of 28.0 per 1,000 live births as compared to a Maine rate of 24.9 per 1,000. High school student smoking prevalence is 14.5%, which is on par with the rest of the state. Over the period of 2007-2008, Kennebec County public schools have experienced a dropout rate that is on average 0.8% higher than the Maine average (Maine Department of Education). Among screened children in central Maine, 1.0% had elevated blood lead levels, compared to 0.6% nationally (2012 Maine State Profile of Selected Public Health Indicators by Maine Center for Disease Control). Kennebec County also contains homes with higher than average number of homes with elevated radon levels, at 16.2% vs. 14.8% state-wide.

Elderly and Low-Income: Census data also shows that elderly residents (65 years old and over) make up 14.4% of Gardiner's population, with a concentration in CT-109 (the Target Community). Additional environmental justice concerns stem from a 2008 DHHS report indicating that Kennebec County experienced significantly higher major cardiovascular disease deaths, with 254 per 100,000 compared to 242 for the rest of Maine. Overall cancer incidence rates for Kennebec County are higher than the rates for the rest of the State. Based on information obtained from the Centers for Disease Control and the U.S. EPA, approximately 10.4% of adults in Kennebec County have asthma, compared to 10.0% of Maine adults that have asthma and 9.1% of adults in the United States that suffer from the condition. Exacerbating the condition, adult smoking prevalence is 19.8% compared to 18.2% for the rest of Maine. On the whole, both **Gardiner and the region face disproportionately worse health conditions than state and Federal averages.**

The majority of the Brownfield sites within the Target Area are found in the downtown and have contributed to the overall economic decline of the surrounding community—they prevent redevelopment of urbanized land, and exacerbate existing sprawl and housing development on former farm, forest, and other crucial open land tracks in rural areas. These unused urban sites are blighted vestiges of the city's industrial past—long-vacant buildings with broken windows, structural failure, and evident decay—that remain economically depressed and frozen in time, harkening back to an era of lost manufacturing jobs that may never return. Our Brownfield Sites are continually vandalized and are prone to drug activity.

c. Financial Need

i.) Economic Conditions

The blight and need for redevelopment in Gardiner is discussed above. Additionally, Gardiner and the surrounding area are subject to harsh winters with frequent snow storms that in recent times have shut the City down. In recent years, the heavy snowfall has caused public works to exceed their municipal plowing budgets, causing financial hardship to the City and its residents. Fires, floods, property foreclosures, and degradation to infrastructure are common occurrences. These events cause further financial strain on our City, as public works and municipal crews are forced to react to immediate safety concerns.

The city has the second highest normalized tax rate in the county and has been steadily losing population since the 1960s, faster than most communities in the region. This loss of population has put more financial strain on the remaining home and business owners to support city services, including ambulance, police, fire, public works, library, etc. In the past five years, the city has cut over 33% of the workforce at City Hall; deferred capital equipment purchases such as an ambulance, fire truck, and snow plow truck; and decreased spending on items such as library books and road paving in an attempt to keep the tax rate increases to that of the cost of living. As a state-defined "service center community", residents, business-owners, and visitors continue to expect an adequate level of public services and in order to continue to do this without significant tax increases, more taxable businesses and residences are needed.

Gardiner has a small and shrinking population base that limits its municipal budget, and it relies heavily on partnership grant funding in order to plan and implement economic development

projects. Gardiner is not an entitlement community, which requires our grant funding to come through a competitive application process. Pressures to keep local tax burdens low, partly based on low wages and declining quality of life, limit the City's funds for economic development. The City's fiscal year 2016 (FY16) economic development budget is \$219,873, or only 2.4% of the overall municipal budget. This is down 17.3% since FY14 (\$265,937). While some progress has been made in Tax Increment Finance (TIF) district funded downtown revitalization, the City does not have the capacity to fund environmental cleanups given the density and number of former industrial sites and the high number of historic buildings in the community.

The TW Dick site has unmatched economic development opportunity but is in significant need of cleanup in order to realize this opportunity. We are ready to complete the cleanup and redevelopment of this site; however, without cleanup funds, the redevelopment of this site will likely not occur as the City does not have the means to fund the necessary cleanup.

ii.) Economic Effects of Brownfields

Gardiner has experienced economic upheaval in the last two decades, as the City has lost approximately 1,000 jobs from its defunct shoe, clothing, and paper mill industries. Gardiner's Brownfield properties in the Cobbossee Corridor represent a growing **transect of poverty** that, by virtue of their low regard, geographically isolate a low income neighborhood (CT-109) from the greater community, and separate a sensitive population from its public schools. In addition, blighted and contaminated properties, like the T.W. Dick Site, limit development in Gardiner's downtown and waterfront shopping areas, and reduce or eliminate recreational use and potential redevelopment in the downtown's greenest space.

Although Gardiner's overall income statistics exceed local, state, and in some measures federal averages, these figures are artificially elevated by localized, affluent residential areas that are not part of Gardiner's **substantial low-income** rural community or the distressed neighborhoods adjacent to the Brownfields project area (Census Tract CT-109) which is where the highest concentrations of poverty and unemployment occur. Median household income increased by 26% versus 2000 Census levels to \$37,820 in CT-109 (Target Community), but over the same time period incomes in the rest of the City grew by 50%—nearly double that in CT-109. Note that the **\$37,820 median household income in CT-109 is only 76% of the Federal poverty line** of \$50,054, is 82% of Kennebec County average, and is **only 81% of Maine's sub-poverty-level** average household income. **Population decreased 12%** in CT-109 in the last decade, but the number of **families living below the poverty line increased 13%**.

The high income disparity underscores the magnitude of **economic disadvantage and environmental justice** concerns concentrated in the community around the T.W. Dick Site. The typical resident of CT-109 (our Target Community) is disparately poor and economically challenged. According to the State of Maine (for purposes of community development block grant [CDBG] awards), Gardiner's low-to-moderate income (**LMI household percentage is 42.10%** (source: Maine Office of Community Development, 2010). This is **higher than Kennebec County's LMI average** of 39.10%. Census data for CT-109 shows higher levels of poverty than Gardiner's overall population, suggesting an environmental justice concern for the LMI population living on the other side of the Cobbossee Corridor.

PLEASE NOTE THAT GARDINER IS REQUESTING A COST SHARE WAIVER (REFER TO ATTACHMENT B).

2. Project Description and Feasibility of Success

a. Project Description

i.) Existing Conditions

The TW Dick site is Gardiner's highest priority Brownfield site and is located at the gateway to our downtown. The Site, as defined for this grant, consists of two parcels of land: Lot 6 (1.29 acres) and Lot 14 (0.78 acres). Lot 6 is bounded by Cobbossee Stream to the south, and is improved with the Fabrication Building, a steel-frame and corrugated-steel-sided building

encompassing a footprint of approximately 12,225 square feet with an approximate 3,500 square-foot open canopy storage area at its eastern end. The building was reportedly constructed in multiple phases from circa 1930 to circa 1979, and the building's concrete floor was reportedly poured in various phases/sections over many years at reported thicknesses up to 4 feet. The Fabrication Building and associated property grounds were utilized by TW Dick for steel fabrication, welding, painting, and storage areas. Lot 14 is currently vacant and consists of overgrown vegetated and wooded areas. This property has historically been used for lumber and steel product storage by T.W. Dick.

The site was assessed utilizing Gardiner's Brownfield Assessment Program. Surficial soils throughout the site contain fill with coal and/or wood combustion byproducts and elevated concentrations of arsenic and PAHs, likely resulting from former industrial operations at the site. Petroleum-impacted surficial and subsurface soils were also discovered near the Fabrication Building, likely associated with former industrial and railroad activities to the west of the Fabrication Building. Laboratory analysis of petroleum-impacted soils indicated that they contained elevated levels of EPH fractions and PAHs at concentrations that may present an exposure risk to future residential and commercial workers. Laboratory analysis of creosote-impacted subsurface soils indicated that they contain concentrations of petroleum-related VOCs and PAHs, specifically benzo(a)pyrene. Groundwater throughout the site contains elevated concentrations of metals, specifically antimony, arsenic, chromium, lead, and nickel. Laboratory analysis of groundwater collected beneath the Fabrication Building indicated that groundwater contains elevated concentrations of PAHs which may present a drinking water ingestion and dermal exposure risk to future residential occupants and construction workers. Elevated concentrations of volatile petroleum constituents and chlorinated compounds were detected in sub-slab soil vapor samples collected beneath the Fabrication Building that may present an exposure risk to future residential and commercial occupants in the vicinity of the building.

If the site remains vacant, the approximate 16,000 square foot building will continue to deteriorate, be subject to ongoing vandalism, blight, and drug use activities, and will continue to negatively impact the City of Gardiner and the targeted community. Since the building is currently unused, it will also represent an ongoing drain on the City's finances, since the properties are bringing in no property tax revenues but require policing and upkeep and present significant potential liability risks. Delaying the cleanup and redevelopment of the site will lead to increasing deterioration and potential vandalism, increasing the probability that the general public or City employees would be exposed to hazardous materials and drug use activities. Additionally, without remediation, the contaminated soil, groundwater, soil vapor and hazardous building materials will continue to represent a threat to human health, adjacent residential neighborhoods, and the environment through direct contaminant exposure to trespassers, contaminated dust, and stormwater runoff from the Site.

Gardiner plans to complete the remediation of the TW Dick site, which includes abatement of asbestos containing materials (ACM), lead based paint (LBP), mercury-containing components, potential PCB-containing light ballasts, and other universal wastes identified throughout the Fabrication Building prior to its planned demolition. After the building is demolished to provide additional access to potentially impacted soils beneath the building, site remediation and redevelopment activities will include implementing soil and groundwater management activities, including a potential targeted soil excavation and off-site disposal of contaminated soils beneath the existing Fabrication Building, construction of soil cover systems, and installations of vapor mitigation systems during construction of future buildings at the site.

Following abatement and cleanup, the TW Dick properties are proposed to be redeveloped and revitalized as mixed-use redevelopment, including commercial offices, medical offices and supporting infrastructure (parking/building access), and/or residential uses (mixed-use). The repurposing of this site will reduce blight, drug activity, and remove the current financial burden on the City associated with vandalism and unstable building structures and increase the tax base.

These mixed commercial and residential uses are consistent with Gardiner's Comprehensive and Master Plans for the targeted community.

ii.) Proposed Cleanup Plan

As previously noted, soil, groundwater, and soil vapor have been impacted by the historic use of the site. Additionally, hazardous building materials including asbestos and lead-based paint have been identified in Site buildings. In accordance with our preliminary ABCA/RAP, and based on future site reuse scenario (commercial/residential use), the first step of the Site cleanup will be the abatement of identified hazardous building materials, including the removal and proper disposal of ACM and universal wastes by a licensed contractor, and the management of lead-based paint during proposed demolition activities. After this abatement occurs, the Fabrication Building will be demolished and an adequate assessment of sub-slab conditions beneath the buildings will be conducted. Results of the sub-slab assessment will be incorporated into final remedial/abatement and redevelopment plans in order to determine the appropriate soil cover system to mitigate exposure to contaminated media that may be discovered beneath the buildings. Protective soil cover systems will be installed over contaminated surficial soils. To protect the cover systems and future site users from the impacted soil which will remain at the Site, we will also implement institutional controls/deed restrictions which protect the cover systems, implement a Soil and Groundwater Management Plan and Post-Closure Cover System Maintenance Plan, and enter the Site into the Maine DEP VRAP. In addition to the soil cover system, other remedial activities will be completed to address contaminated groundwater and contaminated soil vapor at the Site, including: implementation of a Declaration of Environmental Covenant which will prohibit the extraction of groundwater; and recommendations for installation of vapor mitigation systems for future buildings at the Site. Gardiner will follow the advice of the Qualified Environmental Professional (QEP), the EPA, and Maine DEP on required post-remediation sampling (refer to **Attachment C** for Maine DEP letter of support).

The cleanup/abatement plan of soil, groundwater, soil vapor, asbestos, and other hazardous building materials will utilize standard industry practices. The cleanup plan will also include standard erosion and sedimentation controls (silt fences, hay bales, temporary mulching, and/or erosion-control fabric in scour-prone fill areas, etc.) during construction and implementation of the cleanup actions to prevent potential surface runoff of contaminants to down gradient properties and the Cobbossee Stream. The cleanup plan (removal of soil, groundwater, and asbestos) is compatible with the end use given that the overall long-term risks posed by the identified source areas will be eliminated. Cleanup plans will be discussed and integrated in the Community Relations Plan (CRP) and presented at Public Meetings (refer to **Attachment E** for documentation regarding the Public Hearing prior to the Cleanup grant submittal and **Attachment F** for the Preliminary ABCA). The project will implement green remediation plans and will encourage abatement/remediation contractors to utilize bio-fuels to reduce the use of natural resources. Gardiner will also require contractors to employ operational practices such as engine idle reduction practices. In addition, redevelopment of the site will include development and implementation of a storm water management plan, energy efficient building codes, and elements of green building design.

b. Task Description & Budget Table

As presented in the budget table below, the majority of the grant funding will be used for the cleanup/abatement of contaminated soil, groundwater, soil vapor, and building materials (asbestos/lead). Remediation and abatement costs for the entire site are estimated to be \$240,000. Proposed cleanup tasks/budget and descriptions are provided below.

Budget Categories	Task 1: Cooperative Agreement Oversight	Task 2: Community Outreach and Engagement	Task 3: Site Specific Activities	Task 4: Oversee Site Cleanup	Total Cost
Personnel	\$3,500	\$2,500	\$2,000	\$1,500	\$9,500
Fringe Benefits	\$0	\$0	\$0	\$0	\$0
Travel	\$1,500	\$0	\$0	\$0	\$1,500
Equipment	\$0	\$0	\$0	\$0	\$0
Supplies	\$500	\$500	\$1,000	\$500	\$2,500
Contractual ¹	\$2,500	\$2,500	\$173,500	\$8,000	\$186,500
Total Federal Funding	\$8,000	\$5,500	\$176,500	\$10,000	\$200,000
Cost Share	\$2,000	\$2,500	\$34,000	\$1,500	\$40,000
Total Budget	\$10,000	\$8,000	\$210,500	\$11,500	\$240,000

¹ The City of Gardiner will comply with the procurement procedures contained in 40 CFR 30.40 through 30.48.

Task 1: Cooperative Agreement Oversight: This task includes Gardiner's time (70 hours at \$50/hour = \$3,500) for program development, organization, support, and oversight of the proposed Brownfields cleanup activities. Based on a competitive bid process in accordance with 40 CFR 30, Gardiner will select a qualified environmental professional (QEP). A Brownfield Cleanup Task Force will be developed that includes members of the City's staff, the selected QEP, EPA, and local citizen stakeholders. It includes travel (\$1,500) for attendance at Maine DEP/EPA Brownfields conferences. This task also includes the preparation of performance and financial reports, key measures and property profile forms and supplies (\$500) in the form of copies, faxes, phone, and shipping/mailing costs. Outputs for this task include up to three meetings with the Cleanup Task Force and bidding documents and selection of an environmental consultant to assist the Cleanup Task Force in the successful development and completion of the proposed cleanup/abatement plan to achieve regulatory closure and protection of human health and the environment (consultant time for these meetings is estimated at \$2,500). Cost share for this task is anticipated to be \$2,000.

Task 2: Community Outreach and Engagement: Gardiner will notify the adjacent land owners and community organizations of cleanup schedules; hold a public meeting to educate and update the community regarding cleanup and proposed redevelopment activities; and prepare public outreach materials. We will provide extensive outreach and communication with residents and businesses prior to undertaking the cleanup/abatement efforts, during remediation, and following the successful completion of remediation. Costs under this task include Gardiner's staff (50 hours at \$50/hour = \$2,500) and QEP personnel time (estimated at \$2,500) to attend meetings, prepare presentations and materials, and respond to follow-up questions and comments solicited from the community. Outputs include up to three meetings that will take place before during and after the remediation process to address concerns with the community as they arise and preparation of up to three public outreach deliverables (\$500 in supplies) to communicate site status and outcomes. These will include ads in local newspapers, postings throughout the neighborhood and mailings to the abutters. Cost share for this task is anticipated to be \$2,500.

Task 3: Site Specific Activities: The City's QEP will prepare final cleanup/abatement and soil cover/management design, plans, and specifications and conduct a site visit with proposed contractors, prior to the submittal of competitive bids. The consultant will prepare a site-Specific Quality Assurance Project Plan (SSQAPP) for confirmatory sampling and a cleanup/abatement plan before performing the proposed asbestos and lead-based paint cleanup/abatement activities in accordance with Maine DEP and OSHA regulations. The QEP will also prepare a soil cover/management plan to insure proper characterization, handling, and management of contaminated soils, which may be encountered and displaced during redevelopment of the site.

Additionally, the QEP will prepare necessary vapor mitigation system design plans to insure that proper vapor mitigation systems are installed in conjunction with the construction of proposed commercial and/or residential buildings at the site. This task also includes the following contractual remediation efforts: 1) cleanup/abate soil, groundwater, soil vapor, and asbestos/lead building materials; 2) cleanup/abate other hazardous building materials, and universal wastes/hazardous wastes; 3) properly excavate and dispose of soil; 4) contain asbestos and other hazardous building materials and universal wastes (dust and debris) with containment systems installed and maintained to regulatory standards; and 5) mitigate runoff of contaminated storm water. This task includes the contractor costs for on-site cleanup/abatement in order to mitigate long-term impacts from direct contact, inhalation of dust, and runoff of dust and contaminants, as well as the collection and analysis of confirmatory samples.

The City's outputs for this task include up to three meetings with the Cleanup Task Force and review of QEP documents and work plans (40 hours at \$50/hour = \$2,000). QEP outputs include a cleanup/abatement plan, submittals of remediation documents to the Maine DEP, final design and preparation of plans and specifications, contractor bidding documents, selection of a cleanup contractor, project meetings with the Task Force including City officials, EPA, environmental consultants and cleanup/abatement contractors as needed; and participation in EPA meetings as needed, (estimated at \$17,500). Total contractor costs for performing the cleanup of contaminated media is estimated at approximately \$156,000; outputs include the cleanup and abatement of 20,000 square feet of building space with approximately 1,400 cubic yards of contaminated media and hazardous building materials, along with the mitigation or elimination of contaminated dust/storm water runoff towards adjacent properties. This task also includes supplies (\$1,000) in the form of copies, faxes, phone, and shipping/mailing costs. This task is anticipated to have \$34,000 in cost share.

Task 4: Project Oversight and Monitoring: This task includes Gardiner and QEP time for monitoring and oversight of public health and welfare for adjacent parcels and neighborhoods during the proposed cleanup/abatement activities. The QEP personnel and City staff will also oversee the cleanup/abatement activities and perform the necessary project monitoring and reporting during and after remediation to ensure compliance with the plans, specifications, and requirements for regulatory closure. Oversight costs include the QEP personnel and Gardiner's staff time (30 hours at \$50/hour = \$1,500), up to three Cleanup Task Force meetings, and QEP time for preparation of the status and closure reports, and attending meetings with the Cleanup Task Force, contractor, and EPA (estimated at \$8,000). This task also includes supplies (\$500) in the form of copies, faxes, phone, and shipping/mailing costs. Proposed outputs include two meetings with the Cleanup Task Force and Maine DEP site closure. Cost share for this task is anticipated to be \$1,500.

c. Ability to Leverage

If additional work (e.g., cleanup/reuse planning) is required to complete the tasks identified above, the City will seek supplemental "stop gap" funding from sources including the EPA Region I Targeted Brownfields Assessment Program (TBA), Maine Department of Economic and Community Development (DECD) Brownfields Revolving Loan Fund, Kennebec Valley Council of Governments (KVCOG) Brownfield Revolving Loan Fund (RLF), and Maine DEP's Brownfields Assessment Program. In addition, the City plans to seek matching funds from municipal, state (CDBG), and federal sources (appropriations) in order to obtain the total amount required to complete the above tasks. DECD Brownfields RLF will be leveraged by the Brownfields Cleanup grant (refer to **Attachment D** for our leveraged funds letter). Additional funds will likely be required for cleanup and redevelopment. The specific amount required for additional phases is currently unknown, but will be developed in the Remedial Action Plan and Reuse Planning portion of the Assessment process. The City intends to leverage all that it can through work with its State delegates on supplemental grants, earmarks, and other funding, and with potential developers to obtain private funding, to fund assessment, economic development,

and cleanup activities. Gardiner has successfully leveraged CDBG, Maine DEP and Maine DOT funds, among others, in the past.

In addition, the City will commit to in-kind services that support public education and outreach programs. The City's Planner, Code Enforcement Officer, Assessor, Economic Development Coordinator, and City Manager will assist with local data collection, historical records, public participation process, redevelopment and design initiatives and overall programmatic direction as part of the Cleanup Task Force. As such, the City will also provide a portion of the programmatic cost of the grant from its own funds through salaried members. This in-kind service is estimated at an additional \$25,000.

3. Community Engagement and Partnerships

a. Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Project Progress

Gardiner has been working with the Target Community throughout the design process to solicit input on potential reuse scenarios for the TW Dick Site. In the past year, several public meetings have been held with abutters, neighborhood associations and local officials to discuss the environmental concerns and potential redevelopment for the TW Dick Site. These meetings have been well attended, and community interest has been high. Specific to the cleanup of the TW Dick site, Gardiner will create a Community Relations Plan (CRP) and hold a public meeting at the beginning of the project to discuss the CRP and project objectives. The City will also hold public meetings at key project milestones, or as needed. Outputs include up to three meetings with the community and preparation of up to three public outreach deliverables to communicate site status and outcomes. The first proposed public meetings will occur at the start of the project (as described above), a second meeting will occur once the cleanup contractor has been selected, and the third and final meeting will take place at the conclusion of the project. In preparation for these meetings, we will create fliers and newsletters, utilize our website, newsletters, and use our email distribution list to notify the adjacent land owners and community organizations of cleanup schedules; educate and update the community regarding the cleanup and proposed redevelopment activities; and prepare public outreach materials. **Gardiner will provide interpreters and/or language translations and will accommodate cultural differences and those with hearing/reading impairments, as needed.**

Gardiner will provide outreach and communication with people in the neighborhood, both residents and businesses, prior to undertaking the cleanup/abatement efforts, during remediation and following the successful completion of remediation. During cleanup activities, the City will ensure that the Contractor performs all work in a manner which is protective to sensitive populations in the Target Community, including, but not limited to: door-to-door notification and communication with abutters; preparation and implementation of a Health and Safety Plan; maintaining proper signage in the construction area; flaggers and traffic calming measures; temporary fencing; and frequent and active communication with Site abutters and key Target Community Members. Additionally, during the cleanup activities, standard air-borne dust control practices will be implemented, including (for asbestos abatement) negative air pressure work areas and containment systems in order to collect and mitigate potential air-borne contaminants. In addition, dust suppression controls including water misting will be implemented to reduce potential airborne contaminated dust during construction activities. Routine air and dust monitoring will be conducted to ensure that airborne contaminants are contained during the remedial actions and that the general public and nearby residences are not impacted by the proposed cleanup. The confirmatory samples will be compared to available federal and state guidance criteria (*e.g.*, EPA Ambient Air Quality Standards) in order to determine if additional dust mitigation measures are necessary.

b. Partnerships with Government Agencies

The primary partners for Gardiner's Cleanup of the TW Dick site will be the EPA, Maine DEP and the City (refer to **Attachment C** for Maine DEP's letter of support). Gardiner will directly

benefit from additional jobs, an increased tax base, improved visual aesthetics of the local area, and increased community pride after site redevelopment. As discussed above, the City has committed funds and resources to establish and enhance this partnership. Municipal officials will fill primary implementation roles throughout the entire cleanup project, and several will be active members of the Cleanup Task Force. The City will hire a QEP to provide environmental oversight, direction, and risk characterization in order to protect public health and environmental well-being within the targeted communities. The QEP will also ensure that the cleanup is conducted in accordance with EPA Brownfields and Maine DEP VRAP program requirements.

Maine DEP's community assistants have experience conducting and managing EPA Brownfields Grants and will also provide input into the cleanup, particularly during the cleanup and reuse planning portions of the program. They will provide input and guidance throughout the duration of the program, including evaluating risks from potential imminent hazards identified during Cleanup planning, liability protections offered as part of the Brownfields program, and Maine DEP's VRAP. Maine DEP staff will review all technical submittals and provide guidance on remedial actions and long-term sustainable cleanup measures for the site. City staff will work with the Maine Health Inspector on health inspections as needed, and also attend EPA conferences to develop outreach strategies and best management practices.

The local Planner, Health Officer, Code Enforcement Officer, Assessor, Economic Development Coordinator, and City Manager will assist with local data and records collection, public participation, redevelopment, design initiatives, and overall programmatic direction as members of a Cleanup Task Force. The Cleanup Task Force members and the City have connections to multiple agencies, including federal agencies such as HUD and the EPA; state agencies including Maine DEP; local, state, and federal elected officials; and other public health entities like Healthy Communities of the Capital Area. These health agencies will assist the project by providing information on known health risks and sensitive populations in the Target Community, and providing input on remedial action and situations which may represent immediate risks to human health (i.e. building demolition).

c. Partnerships with Community Organizations

Gardiner has many strong relationships thorough the Capital area. These organizations have agreed to work aggressively with Gardiner in a public outreach and education role concerning the health and environmental impacts arising from identified risks at the site, as well as hazards posed by contamination found there. They will conduct activities such as disseminating outreach materials through their respective networks, hosting public meetings, and assisting with press releases, taking advantage of the close connections they each have with the local community. Contact information for these organizations, along with letters of support documenting their roles and commitments, are provided as **Attachment G**.

The Cleanup Task Force will involve community planning groups and other interested stakeholders in the planning and decision-making process of the Brownfields Cleanup project and with public education and outreach, including health-related concerns. We will establish links to these organizations from the project websites and share with them the project work products. In addition, the City's Health Officer will provide guidance for potential imminent hazards identified during cleanup and coordinate with health agencies as needed. A list of partners and community-based organizations along with a brief description of each follows:

Healthy Communities of the Capital Area—Social service, health promotion and after-school programs to improve the health and quality of life in the Capital region (including Gardiner). Healthy Communities is member to our current BAC and was an active participant in our 2014 Cobbossee Corridor Charrettes. Gardiner Main Street - Gardiner's Main Street was designated as a Nationally Certified Main Street in May 2004 as a result of successfully following the Main Street four-point approach, developed by the National Trust for Historic Preservation's Main Street program. This organization has formed committee teams that meet to address these issues and implement annual work plans. Members from this board will sit on the BAC. Gardiner

Board of Trade—Incorporated in 1885 as a non-profit corporation of local business owners and professionals who work together to promote economic development in Gardiner and who has committed to assist financially with the redevelopment of Lot 19.

4. Project Benefits

a. Health and/or Welfare and Environment

i.) Health and/or Welfare Benefits

The blighted and contaminated TW Dick Site is located at the gateway to our downtown, adjacent to residential neighborhoods which have been disproportionately impacted by this abandoned and vacant eyesore. Residual soil, groundwater and soil vapor contamination and the presence of unsecured hazardous building materials, combined with the negative and aesthetic concerns associated with the Site is impeding future redevelopment of the site, and posing a risk to human health and the environment via inhalation and direct contact. The cleanup and redevelopment of this Site will provide a reduction in slum and blight in the Target Area; will eliminate vandalism and crime at the Site; motivate adjacent property owners to maintain and improve their own properties; encouraging more visitors to Gardiner; and providing an overall better quality of life for all residents in Gardiner and the Target Area. As important, are the environmental benefits which will include the substantial reduction or elimination of health threats from direct contact, inhalation, and indoor vapor intrusion of site contaminants. The contaminants of concern at the Site, which are located in soil, groundwater, and the air, range from petroleum contaminants and EPH, PAHs, heavy metals, and hazardous building materials. This reduction/elimination of health threats will lead to lower blood lead levels (especially in children), lower asthma rates (prevention of sprawl will improve air quality), a lower potential for cancer (particularly among the elderly), protection and/or restoration of drinking water supplies, and protection of nearby water bodies.

ii.) Environmental Benefits

The proposed cleanup plan will involve the removal and off-site disposal of hazardous building materials, installation of cover systems to abate contact risks with contaminated soil, and implementation of deed restrictions to provide protective measures to protect future site users from contaminated groundwater and soil vapor. The project team will work closely with EPA and the Maine DEP to ensure the protection of human health and the environment and compliance with applicable Federal and State laws. Once the contaminated media have been removed, the risk for direct contact and inhalation of contaminated dust and friable asbestos fibers will be eliminated and continued long-term impacts will be mitigated. Gardiner's sensitive populations: children, minority, low-income individuals that have had the burden of the pollution associated with this and surrounding Brownfield sites will benefit from the cleanup of this property. As sites like ours are cleaned up, water, soil, soil vapor, and groundwater quality in the area will improve, redeveloped sites will stimulate the economy, reduce blight, and improve the quality of life in the targeted community. We will employ equitable development principals to create healthy, vibrant communities of opportunity that do not displace current populations as a result of redevelopment. We will focus on equitable outcomes and employ intentional strategies put in place so that low-income and minority communities make beneficial decisions for the future of their abutting neighborhoods.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse

i.) Polices, Planning, or Other Tools

In the summer of 2014, Gardiner held four community charrette planning sessions to get community input on the redevelopment of the TW Dick and other priority Brownfield sites in their downtown. These sessions were led by the University of Maine at Augusta landscape architecture professors and students as well as the City's Economic and Community Development Directory and their Brownfields Assessment QEP. These sessions created a community vision that looked at current assets and opportunities for future growth to enhance the quality of life. They explored the issues of land use, housing needs, open space, transportation

and multimodal networks, and economic development with community members. The envisioned plans, informed by the community's input, guided future development scenarios. This planning process was followed in the design and development of the proposed medical office building and will incorporate community feedback into the design. Professor Rosie Curtis led a session at the 2015 Brownfields Conference in Chicago regarding this particular project.

The project will also comply with many sustainable development principles. These include concentrating development and mixing uses, advancing equity, protecting land and environment through the planned remediation, using natural resources wisely by reusing an already impacted site, expanding housing opportunities and building housing near jobs, providing transportation choice, increasing job and business opportunities, and promoting clean energy. The project will utilize existing infrastructure through the utility and water connections already on site. There will be a component of recycling required by the contractor, and the redevelopment RFP will emphasize the importance of energy efficiency, green remediation, and water management. Adaptive reuse will invite sprawl-free new business and employment opportunities. The site will be designed to manage water flow and mitigate runoff from the site.

ii.) Integrating Equitable Development or Livability Principles

The TW Dick site Cleanup has been a central focus of the City of Gardiner's Comprehensive Plan. Our cleanup project promotes equitable development principals that are in-line with the City's Master Plans. Efforts to integrate equitable development in this project include utilizing the experiences and knowledge that the City gained during the comprehensive planning process as a resource to the targeted community. The assessment and eventual cleanup of the TW Dick Site will contribute to the "makeover" of our downtown. Gardiner's Master Plans discuss the City's desire to reuse sites along the Cobbossee Stream and Water Street and create residential/commercial space which will bring our targeted community back to its vibrant past.

The TW Dick project addresses the Equitable Development goals of the plan by: creating a public realm that is comfortable, lively and safe that reflects the unique physical and social character of the neighborhood; enhancing community participation and empowerment and increasing the accountability of various groups and entities to Gardiner's community; and actively promoting a sustainable and diverse economy focused on job opportunities and the creation of wealth. We will emphasize the importance of energy efficiency, green remediation, and water management. Adaptive reuse will invite sprawl-free new business and employment opportunities. The project will ensure that residents will not be displaced from the target area. The City will also use Brownfields program funds to educate local decision makers on Smart Growth principles and policies, which are nationally recognized frameworks that inform community growth planning and foster strong, vibrant, healthier communities (which feature livable neighborhoods with a range of accessible housing, commercial, and transportation options) and a healthy environment for economic development and job creation.

c. **Economic and Community Benefits (long-term benefits)**

i.) Economic or Other Non-Economic Benefits

The redevelopment of this site has the potential to create many economic benefits. Through community outreach we will take steps to understand the needs and aspirations of current residents to ensure equitable development for Gardiner's less fortunate neighborhoods. Gardiner's economic development strategy is to renovate and redevelop existing mill structures and industrial sites, like the TW Dick Site, which were once the economic and geographic centerpieces of the community, into central pillars of the new local economy: multi-use commercial, industrial, and residential areas that will catalyze growth in the downtown center; create jobs and encourage capital investment; beautify Gardiner's walkable downtown neighborhoods; and significantly increase the local tax base. Specific benefits anticipated from the cleanup and redevelopment of the TW Dick Site include creation of jobs during the remediation/construction process, creation of permanent jobs associated with the Site's proposed reuse as a medical facility, and a significant increase in the tax base for the City.

Additionally, the cleanup of the parcels will also go a long way toward making the neighborhood a safer place, as in the past the property has been the site of drug activity that will be mitigated through its cleanup and development. We anticipate that property values within the immediate neighborhood will rise due to the enhanced use of the site. As a result of the redevelopment of the property, more people will be living in the area creating a greater need for services and the building will be placed back into a productive use thereby increasing the tax base.

ii.) Job Creation Potential

Jobs will be created as a result of this project. The construction period, which is anticipated to last for 4 months, will create approximately 25 jobs. The proposed medical facility will create up to 25 new professional permanent positions. There are no local job training programs in the area; however, the City works closely with our neighboring University of Maine – Augusta campus and will continue to use their staff and students as we did with during the 2014 Cobbossee and Water Street Master Plan Charrettes.

5. Programmatic Capability and Past Performance

a. Programmatic Capability

Gardiner's City Manager, Scott Morelli, and Economic Development Coordinator, Patrick Wright, and will oversee and manage the Brownfields program. Over the past eight years Gardiner has applied for and administered close to \$6 million in state and federal grants for the community on substantial grant-funded economic development projects, including a waterfront redevelopment and municipal business park expansion. Mr. Morelli currently manages all grants for the City including the FY2013 \$400,000 EPA Brownfields Assessment Program (quarterly reporting, ACRES updates, drawdowns, etc.). The city has built positive relationships with state and federal grant agencies for over twenty years. As part of project maintenance, Mr. Morelli will lead a Cleanup Task Force to implement the Brownfields program. Mr. Morelli brings to the project Brownfields Assessment program management experience as he currently serves as the Hazardous Assessment and Petroleum Grant lead. Mr. Morelli also functions as a critical liaison with the City Council and the citizens of Gardiner, and will be instrumental in the public outreach and education portions of the process. On a daily basis, Mr. Wright is engaged in the community and is in constant contact with property owners, and developers and assists the city in creatively attracting business to Gardiner's downtown. Resumes for Mr. Morelli and Mr. Wright are provided as **Attachment H**.

In conjunction with the Cleanup Task Force described above, the City and its selected QEP will liaison with the Maine DEP to design, coordinate, and oversee the successful completion of the proposed cleanup program. The City routinely creates requests for proposals and qualifications, and conducts competitive procurements to obtain resources for proposed projects throughout Gardiner, and the City's Development Director works closely with Gardiner Public Works on many of these projects. Examples include the City's competitive procurement of the Cobbossee Corridor Master Plan; economic considerations in redeveloping the Gardiner Waterfront and Gardiner's Downtown Revitalization plans; National Parks Service/Preserve America grants; and numerous public infrastructure procurements. All projects are publicly bid and advertised via the newspaper, the City's website, and (where eligible) construction publications. Proposals are reviewed and recommended to the Gardiner City Council for final selection.

When necessary, the Cleanup Task Force will also seek the advice and support of the EPA Region 1 and Maine DEP Brownfields Coordinators for direction on programmatic requirements. The city routinely creates requests for proposals and qualifications and conducts competitive procurements to obtain resources for proposed projects throughout Gardiner. Both the City Manager and Economic Development Coordinator work closely with Gardiner Public Works on many of these projects. Examples include the City's competitive procurement of the Cobbossee Corridor Master Plan; economic considerations in redeveloping the Gardiner Waterfront and Gardiner's Downtown Revitalization plans; National Parks Service/Preserve America grants; and numerous public infrastructure procurements. All projects are publicly bid and advertised via the

newspaper, the City's website, and (where eligible) construction publications. Proposals are reviewed and recommended to the Gardiner City Council for final selection.

b. Audit Findings

NONE - The City of Gardiner has never been cited for any program deficiencies or adverse audit findings on any of its local, state, or federal projects. We receive a yearly audit which also focuses on our compliance with all state and federal contracts.

c. Past Performance and Accomplishments

i.) Currently or Has Ever Received an EPA Brownfields Grant

1. Compliance with Grant Requirements

Gardiner was awarded a FY 2013 \$400,000 Brownfields Assessment Grant (\$200,000 hazardous substances, \$200,000 petroleum) that it is currently being implemented. For the hazardous substances portion of the grant, approximately \$20,000 out of \$200,000 remains (which is already committed in order to complete ongoing Phase II ESA and cleanup planning (ABCA/Conceptual RAP) phases for enrolled sites). For the petroleum portion of the grant, approximately \$160,000 out of \$200,000 remains. Based on our backlog of work, we anticipate our current Brownfields Assessment project will be completed and closed out in 2016.

The City has managed grant projects and federal funds for similar projects for decades, including hiring the necessary professional services to complete successful projects. Gardiner has met and complied with all EPA and Maine DEP Brownfields reporting requirements, submitted technical reports, and successfully accomplished the goals of these agreements in a timely manner and in accordance with applicable terms and conditions. Gardiner has an approved work plan and is currently in compliance with its schedule, terms, and conditions. All required quarterly reports, ACRES updates, and financial status reports have been completed in a timely manner. Gardiner is making progress towards achieving the expected results of this grant.

2. Accomplishments (3 points)

Since November 2013, Gardiner has completed a very successful Brownfields public outreach program and has compiled an extensive inventory of Brownfields. To date, four hazardous substances and one petroleum Brownfields have been entered and successfully assessed under the City's EPA Brownfields Assessment grant. Final assessment and/or cleanup activities are currently being conducted at each of these sites and our results have been presented in timely EPA quarterly reporting and ACRES online database. The City is currently working on final assessment and cleanup planning for 2 other sites. It is evident that the City is achieving dramatic results and outcomes under its grant, and additional funds are necessary to continue these efforts.

ATTACHMENT A

Threshold Documentation

**EPA Brownfields Cleanup Grant Proposal
TW Dick, City of Gardiner, Maine**

THRESHOLD DOCUMENTATION

1. APPLICANT ELIGIBILITY

- a. **Eligible Entity:** The City of Gardiner, Maine is a general purpose unit of local government (local government or municipality), as defined under 40 CFR Part 31.
- b. **Site Ownership:** The City of Gardiner, Maine affirms that it acquired the Site from the T.W Dick Company on November 6, 2014, via foreclosure due to TW Dick Company's default on unpaid property taxes and sewer liens.

2. LETTER FROM THE STATE OR TRIBAL ENVIRONMENTAL AUTHORITY

A letter from the State of Maine Department of Environmental Protection (Maine DEP) Brownfields Coordinator, dated December 8, 2015, acknowledging that the City of Gardiner, Maine plans to conduct cleanup activities at the TW Dick site and is applying for federal grant funds, is provided as *Attachment C*.

3. SITE ELIGIBILITY AND PROPERTY OWNERSHIP ELIGIBILITY

Site Eligibility:

a. Basic Site Information:

- (a) **Site Name:** TW Dick site;
- (b) **Site Address:** 24 & 59 Summer Street, Gardiner, Maine 04345 (Tax Map 37, Lots 6 & 14);
- (c) **Current Owner:** City of Gardiner; and
- (d) **Date Site Acquired:** Site acquired by City of Gardiner from TW Dick Company on November 6, 2014.

b. Status and History of Contamination at the Site:

- (a) **Site Contamination:** Hazardous Substances.
- (b) **Operational History and Current Uses:** Based on available information, the TW Dick site was reportedly improved with approximately six residential dwellings and various foundries, blacksmith shops, woodworkers, machine shops, a shoe factory, and lumber sheds from the 1800s to 1960s. The 1882 fire in Gardiner reportedly destroyed most, if not all, former buildings at the site and vicinity constructed prior to

TW Dick occupied the entire site beginning in the 1960s and occupied three buildings, described as the Office Building, Cold Storage Warehouse, and Fabrication Building. TW Dick performed steel fabrication activities at the site, including cutting, grinding, welding, and painting various steel products. These activities utilized various petroleum products including motor oils, hydraulic oils, lubricating oils, cutting oils, and paints. TW Dick vacated the site in 2010 and the properties have remained abandoned to the present date.

(c) **Environmental Concerns:** A Phase I Environmental Site Assessment (ESA) completed in November 2014 identified *Recognized Environmental Conditions (RECs)* in connection with the TW Dick site's former uses, including a steel fabrication facility, various foundries, blacksmith shops, woodworking, machine shops, a shoe factory, and lumber sheds. A *REC* was also identified at an adjoining property (25 Summer Street) due to former gasoline storage and dispensing operations at the property, its inferred upgradient location, and close proximity to the TW Dick site.

(d) **Contaminant Sources and Extent:** In 2014 and 2015, a Hazardous Materials Inventory (HMI) and a Phase II ESA were completed for the TW Dick site under the EPA-funded City of Gardiner's Brownfields Assessment Program and with oversight of the Maine DEP Brownfields Program and Voluntary Response Action Program (VRAP). Based on the results of the Phase II ESA, soil, groundwater, and soil vapor at the TW Dick site was found to contain elevated contaminant concentrations that may present an exposure risk to future residential occupants, commercial workers, and/or construction workers unless remedial activities and/or mitigation measures are enacted to prevent exposure to contaminated media identified at the site.

Specifically, surficial soils throughout the TW Dick site contain anthropogenic urban fill with coal and/or wood combustion byproducts and elevated concentrations of arsenic and polycyclic aromatic hydrocarbons (PAHs), likely resulting from former industrial operations at the TW Dick site. Petroleum-impacted surficial and subsurface soils were also discovered throughout the parking area to the west of the Fabrication Building and apparent creosote-impacted subsurface soils and groundwater near the southwestern corner of the Fabrication Building. These contaminated soils and groundwater are likely associated with former industrial activities at this portion of the site, including former on-site railroad use to the west of the Fabrication Building. Laboratory analysis of petroleum-impacted soils indicated that they contained elevated levels of extractable petroleum hydrocarbon (EPH) fractions and PAHs at concentrations that may present an exposure risk to future residential and commercial workers. Laboratory analysis of creosote-impacted subsurface soils indicated that they contain low-level concentrations of petroleum-related VOCs and elevated concentrations of PAHs, specifically benzo(a)pyrene. The elevated concentration of benzo(a)pyrene detected in subsurface soils near the southwestern corner of the Fabrication Building may present an exposure risk to future excavation/construction workers at this portion of the TW Dick site.

Groundwater throughout the TW Dick site was identified to contain elevated concentrations of metals, specifically antimony, arsenic, chromium, lead, and nickel. Additionally, laboratory analysis of groundwater samples collected beneath the Fabrication Building and near the southwestern corner of the Fabrication Building indicated that groundwater at this portion of the TW Dick site contains elevated concentrations of PAHs, specifically benzo(a)pyrene and naphthalene. The concentrations of benzo(a)pyrene and naphthalene in groundwater at this portion of the TW Dick site may present a drinking water ingestion and dermal exposure risk to future residential occupants and construction workers at the property.

Elevated concentrations of volatile petroleum constituents and chlorinated compounds were detected in sub-slab soil vapor samples collected beneath the Fabrication Building that may present an exposure risk to future residential and commercial occupants in the vicinity of the building. Therefore, it's possible that small pockets of petroleum and chlorinated solvent impacted soils are present beneath the concrete slab floors of this building, which are likely associated with unknown and/or unreported releases of petroleum products and chlorinated solvents utilized during former industrial activities at the TW Dick site.

Furthermore, various hazardous building materials were prevalent throughout the Fabrication Building, including asbestos-containing materials (ACM), lead-based paint (LBP), components containing polychlorinated biphenyls (PCBs) and/or mercury, and other universal wastes. As part of the HMI, preliminary cost estimates were also prepared for the abatement and cleanup of the hazardous building materials. In accordance with local, State, and Federal laws and regulations, these hazardous building materials are required to be abated, removed, and properly disposed of off-site, prior to and/or during proposed building demolition and redevelopment activities.

- c. **Sites Ineligible for Funding:** The TW Dick site is an eligible site, and is:
 - (a) Not listed or proposed for listing on the National Priorities List;
 - (b) Not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and
 - (c) Not subject to the jurisdiction, custody, or control of the United States government.
- d. **Sites Requiring a Property-Specific Determination:** A property-specific eligibility determination is not required for the TW Dick site.
- e. **Environmental Assessment Required for Cleanup Proposals:** Several environmental assessments were completed for the TW Dick site in 2014 and 2015 using EPA Brownfields funding under the City of Gardiner's Brownfields Assessment Program and include the following:

- “Phase I Environmental Site Assessment: TW Dick Properties, 1, 24, 31 & 59 Summer Street, Gardiner, Maine, Rev. 1.” Ransom Consulting, Inc., September 23, 2014;
- “Hazardous Materials Inventory: TW Dick Properties, 1, 24, 31 & 59 Summer Street, Gardiner, Maine.” Ransom Consulting, Inc., December 23, 2014;
- “Phase II Environmental Site Assessment: TW Dick Properties, 1, 24, 31 & 59 Summer Street, Gardiner, Maine, Rev. 1.” Ransom Consulting, Inc., February 19, 2015; and
- “Draft Analysis of Brownfields Cleanup Alternatives and Conceptual Remedial Action Plan, TW Dick Properties, 1, 24, 31 & 59 Summer Street, Gardiner, Maine, Rev. 1.” Ransom Consulting, Inc., May 6, 2015.

The Phase I ESA was completed in accordance with ASTM International Designation: E 1527-13, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, which meets the requirements of the United States Environmental Protection Agency (USEPA) All Appropriate Inquiry (AAI), 40 CFR Part 312. In addition, the Phase II ESA and HMI were completed in accordance with general environmental industry standards and constitutes an equivalent Phase II ESA for investigation, in accordance with the Maine DEP Voluntary Response Action Program (VRAP).

Property Ownership Eligibility:

- f. **CERCLA §107 Liability:** The City of Gardiner affirms that it is not potentially liable for contamination at the TW Dick site. The City acquired the property in November 2014 from the TW Dick Company via foreclosure due to TW Dick Company’s default on unpaid property taxes and sewer liens. Prior to the City’s acquisition, a Phase I ESA was completed in accordance with ASTM International Designation: E 1527-13, which met the requirements of the USEPA AAI, 40 CFR Part 312. The contamination was discovered during environmental due diligence investigations, which resulted from historical operations and hazardous building construction materials that occurred prior to the City’s acquisition of the property from TW Dick Company.
- g. **Enforcement or Other Actions:** There are no ongoing or anticipated environmental enforcement actions, other actions, orders, or local, state, or federal inquiries for the TW Dick site. Furthermore, the applicant is not aware of any current records of judgments or other enforcement actions regarding this site.

h. Information on Liability and Defense/Protections:

- i) **Information of the Property Acquisition:** The City of Gardiner acquired the property in November 2014 from the TW Dick Company via foreclosure due to TW Dick Company’s default on unpaid property taxes and sewer liens. The City affirms that it is the sole owner of the site. In addition, the City does not have any direct or indirect

familial relationship or any contractual, corporate, or financial relationships or affiliations with any prior owner or potentially liable entity.

- ii) **Timing and/or Contribution Toward Hazardous Substance Disposal:** According to historical records, soil, groundwater, and soil vapor contamination and other hazardous building materials were discovered at the TW Dick site, due to its historical industrial uses, which occurred prior to the City of Gardiner's acquisition of the TW Dick site in November 2014. No major activities, repairs, renovations, or modification to the TW Dick site have occurred since that time. In addition, the City of Gardiner affirms that it has not arranged for the disposal of hazardous substances to the site or transported hazardous substances to the site, since taking ownership.
- iii) **Pre-Purchase Inquiry:** As previously noted, the City of Gardiner acquired the property in November 2014 via foreclosure due to TW Dick Company's default on unpaid property taxes and sewer liens. Using EPA Brownfields funding under the City of Gardiner's Brownfields Assessment Program, Ransom Consulting, Inc. completed a Phase I ESA in September 2014 to identify potential environmental risks at the TW Dick site. Ransom's project staff, who performed and oversaw the completion of the Phase I ESA, meet the definition of an Environmental Professional as defined in §312.10 of 40 CFR Part 312. Furthermore, Ransom's staff has the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the TW Dick site. Ransom developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

In addition, supplemental environmental assessments were also conducted in November 2014 to identify and evaluate the extent of contamination at the TW Dick site. Specifically, a Phase II ESA and HMI were also completed for the site using EPA Brownfields funding under the City's Brownfields Assessment Program and under the oversight of the Maine DEP Brownfields Program and Voluntary Response Action Program (VRAP). Furthermore, preliminary remediation and cleanup planning has also been completed for the TW Dick site.

- iv) **Post-Acquisition Uses:** The site is currently vacant. The Fabrication Building has been closed in anticipation of the hazardous materials clean-up, which is now on hold, pending receipt of additional clean-up monies.
- v) **Continuing Obligations:** Since the contamination was confirmed during the environmental assessments in 2014 and 2015, the City of Gardiner has demonstrated appropriate care and taken reasonable steps in addressing the identified contamination.

No continuing or potential releases were identified at the TW Dick site during the prior assessments (e.g., leaking tanks, dumping, etc.). Based on the environmental assessment reports to date, we understand the contaminated soil, groundwater, soil vapor, and hazardous building materials do not currently pose an imminent hazard, but still pose moderate risks of harm to human health and the environment, via direct

contact, ingestion, or inhalation with the impacted media, if these materials are disturbed. However, since access to the TW Dick site and Fabrication Building is restricted and limited to authorized personnel only, and the area is routinely patrolled by the City of Gardiner police department, contact between the public and the impacted media is expected to be minimal. The proposed redevelopment activities will disturb the contaminated media and will potentially expose construction workers to contaminated soil, groundwater, and hazardous building materials. Given the redevelopment options for the TW Dick site, cleanup/abatement will be required to prevent human and/or environmental exposure (e.g., soil, groundwater, soil vapor, asbestos, lead, and universal wastes) from direct contact, ingestion, or inhalation of contaminated media, dust, etc.

Currently, and during proposed future redevelopment activities at the TW Dick site, the City of Gardiner will 1) comply with land-use restrictions and institutional controls, 2) assist and cooperate with those performing the cleanup and provide access to the property, 3) comply with information requests and administrative subpoenas that have or may be issued in connection with the property; and 4) provide legally-required notices.

- i. **Petroleum Sites:** Not Applicable – The TW Dick site is a Hazardous Substance site.

4. CLEANUP AUTHORITY AND OVERSIGHT STRUCTURE

- a. **Oversight Plan:** The City of Gardiner entered the TW Dick site into the Maine DEP Voluntary Response Action Program (VRAP) in November 2015. The City will endeavor to ensure that the cleanup of hazardous substances at the TW Dick site will comply with applicable local, state, and federal laws and regulations. The City will competitively bid and retain a qualified environmental consultant, in accordance with the competitive procurement provisions of 40 CFR Part 31.36 (for eligible government entities). The environmental consultant will work with the City of Gardiner to design, prepare specifications and bidding documents, and oversee and document remediation activities at the site, as well as to assist with the interface between the target community, Maine DEP, and EPA. The environmental consultant will also assist with the competitive bid process for selecting an environmental contractor to perform the proposed cleanup actions. The City of Gardiner will contract with the selected environmental consultant prior to initiating cleanup activities.
- b. **Plan to Acquire Access to Adjacent Properties:** The City of Gardiner views the adjacent property owners as stakeholders and cooperative partners in the proposed cleanup actions. Also, the City of Gardiner's Police Department, Kennebec County Sheriff's Department, and the Maine DEP have the regulatory authority to access properties for emergency situations. At this time, the proposed cleanup activities are limited to the TW Dick site and are not anticipated to extend to adjacent properties. However, prior to initiating cleanup activities and if the proposed cleanup or confirmatory sampling/monitoring requires access to the adjacent properties, a formal written access agreement will be obtained from the adjoining property owners, if necessary.

5. COST SHARE

a. Statutory Cost Share:

- i) **Sources of Required Cost Share:** The City of Gardiner has fully committed the applicable 20% cost share of up to \$40,000 (\$200,000 requested from EPA) in the form of cash. However, the City of Gardiner will also seek opportunities to augment matching funds in the form of a contribution of labor, materials, and/or services from a non-federal source including in-kind services, program development, oversight, and documentation.
- ii) **Hardship Waiver Request:** A Hardship Waiver Request is provided in *Attachment B*.

6. COMMUNITY NOTIFICATION

The City of Gardiner has fulfilled the community notification requirements for the TW Dick site. The public meeting was advertised on November 30, 2015 in the *Kennebec Journal*, a community-wide daily newspaper. The public meeting was held on December 16, 2015. A draft of this proposal and draft Analysis of Brownfields Cleanup Alternatives - Preliminary Evaluation (with the proposed/selected cleanup alternative) were made available at the City of Gardiner's municipal offices. *Attachment E* to this proposal consists of the following documents:

- 1) A copy of the newspaper advertisement demonstrating notification to the public and solicitation for comments on the proposal;
- 2) A sign-in sheet from the public meeting.
- 3) A summary of the comments received, responses to the comments, and meeting notes in the form of meeting minutes from the public meeting; and

A copy of the draft Preliminary ABCA is provided as *Attachment F*.

ATTACHMENT B

Hardship Waiver Request

EPA Brownfields Cleanup Grant Proposal
TW Dick, City of Gardiner, Maine

December 18, 2015

Environmental Protection Agency
Submitted Via www.grants.gov

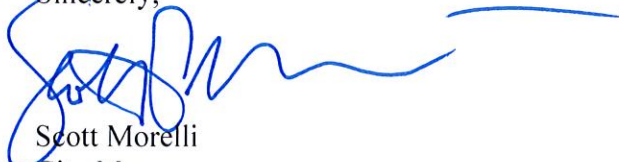
Re: City of Gardiner, Maine FY 2016 EPA Brownfields Cleanup Grant Application
T.W. Dick Properties
24 & 59 Summer Street, Gardiner, Maine
20 Percent Cost Share

To whom it may concern:

Please be advised that the Gardiner City Council met on December 16, 2015 and voted unanimously to approve up to \$40,000.00 in cash/in-kind funds, to serve as the 20 percent cost share for our FY 2016 EPA Brownfields Cleanup Grant application (to fund remediation activities at the T.W. Dick site, 24 & 59 Summer Street, Gardiner), as required by the Brownfields Law.

Please do not hesitate to contact my office if you have any questions concerning this commitment.

Sincerely,



Scott Morelli
City Manager

Hardship Waiver Request
The City of Gardiner

The City of Gardiner is requesting a hardship waiver of the cost share for its FY 16 Brownfields Cleanup Grant Application.

The City of Gardiner believes a hardship waiver for a portion of, or the entire required cost share amount is warranted because of the following conditions that exist within the targeted community (the City of Gardiner):

- 1) An unemployment rate (Census Tract 109) as of November 2013 of 13.2%; this is equivalent to 223.7% of the unemployment rate for the State of Maine (5.9%) and 249.1% of the unemployment rate for the United States (5.3%) (data source: 2009-2013 American Community Survey); and
- 2) A median household income of \$32,143; this is equivalent to 65.9% of the median household income for the State of Maine (\$48,804) and 60.6% of the median household income for the United States (\$53,046) (data source: 2009-2013 American Community Survey); and
- 3) Due to slower than average economic growth in both residential and commercial property values when compared to the rest of Kennebec County, Gardiner's full value tax rate is the second highest in the county and 134% above the overall county average. This results in a more disproportionate property tax burden on Gardiner residents, particularly those in the lower-than-average-income area of Census Tract 109 (data source: Maine Revenue Services - <http://www.maine.gov/revenue/propertytax/municipalservices/fullvalue.htm>); and
- 4) Each fiscal year since 2009, the City has lost hundreds of thousands of dollars due to increasingly harsh cuts to the State Revenue Sharing program. This program – designed in the 1970s to return a small percent of sales and income tax revenue to the communities in which they were generated – had been Gardiner's second largest source of revenue, behind only property taxes. It is now the fourth due to these cuts. In FY16, the City should have received \$934,232 in State Revenue Sharing funding but only received \$369,737 – a 60% reduction! This \$564,495 decrease in funding is equal to 10% of the City's entire budget. To make up for these drastic cuts to revenue sharing over the past half-decade, the City has been forced to:

- Increase property taxes to residents and business that otherwise would not have been necessary
- Cut two part-time librarian positions
- Cut the library book budget
- Cut the City's road paving budget
- Reduce City Hall staff by 35%
- Eliminate police and fire community outreach and prevention program funding
- Delay needed capital purchases, such as the replacement of a 1987 fire truck

(data source: Office of the Maine State Treasurer - http://www.maine.gov/treasurer/revenue_sharing/ and City of Gardiner - http://www.gardinermaine.com/Public_Documents/GardinerME_Depts/manager/);

The City of Gardiner notes that the proposed project could still proceed if this cost share waiver were not approved.

ATTACHMENT C

Letter of Support from Maine Department of
Environmental Protection

EPA Brownfields Cleanup Grant Proposal
TW Dick, City of Gardiner, Maine



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAPE
GOVERNOR

AVERY T. DAY
ACTING COMMISSIONER

December 8, 2015

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the City of Gardiner plans to conduct site assessments and a cleanup, and is applying for federal Brownfields grant funds.

Scott Morelli of the city has developed an application requesting federal Brownfields Site Assessment Grant funding for hazardous materials Brownfields sites in Gardiner (community wide), and has also developed a Cleanup Grant application for two (2) parcels at the T.W. Dick site.

If Gardiner receives funding, the Department will assign project management staff to conduct eligibility determinations and provide review and comment on all assessments, workplans, Quality Assurance Plans, and Health and Safety Plans. For sites where cleanup is pursued, such as the T.W. Dick site, the Department's Voluntary Response Action Program ("VRAP") staff will provide review and comment on investigation reports and remedial workplans, and will provide oversight (as necessary) of contractor's work at the properties. Upon successful completion of remedial activities at a property, the VRAP will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion.

Please feel free to call me directly at (207) 287-4854 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins
Voluntary Response Action Program
Division of Remediation
Maine Department of Environmental Protection

Pc: Dorrie Paar, USEPA
Scott Morelli, City of Gardiner

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

ATTACHMENT D

Documentation on Leveraged Funds

EPA Brownfields Cleanup Grant Proposal
TW Dick, City of Gardiner, Maine



STATE OF MAINE
DEPARTMENT OF ECONOMIC
AND COMMUNITY DEVELOPMENT



Paul R. LePage
GOVERNOR

George C. Gervais
COMMISSIONER

December 17, 2015

Scott Morelli, City Manager
City of Gardiner
6 Church Street
Gardiner, Maine 04345

RE: City of Gardiner Brownfields Assessment and Clean-up Funds

Dear Mr. Morelli:

Please include this letter to support the City of Gardiner's request for Brownfields Assessment and Clean-up funds from the U.S. Environmental Protection Agency.

The Maine Department of Economic and Community Development (DECD) is pleased to support the City of Gardiner in their application for 2015 Brownfields funding. At DECD, our mission is to help communities and businesses prosper through a variety of programs providing everything from targeted tax relief to community block grants to tourism marketing.

DECD and its partners show companies how to benefit from tax credits and reimbursements, Research and Development, capital loans, even direct investment. Every year, we help Maine communities attract jobs and grow their infrastructure with unique financing programs.

In addition to the Brownfields Revolving Loan Fund Program that DECD administers, DECD also administers the Community Development Block Grant. The City of Gardiner is a partner in both of these programs and, as a result of their efforts, have made and continue to make significant investments in their community resulting in strengthening their tax base and creating jobs.

We are pleased to support the City of Gardiner by assisting them in utilizing DECD cleanup monies for eligible sites further leveraging Brownfields monies that may be utilized for redevelopment of eligible sites and to promote economic development within the City.

Should you require further information, please do not hesitate to contact me at #(207) 624-9817.

Sincerely,

Deborah Johnson, Director
Office of Community Development

ATTACHMENT E

Community Notification

EPA Brownfields Cleanup Grant Proposal
TW Dick, City of Gardiner, Maine

CLASSIFIED

Monday, November 30, 2015

Kennebec Journal

ANNOUNCEMENTS

Legal Notices

Legal Advertisement

**CITY OF GARDINER
NOTICE OF PUBLIC
HEARING
FOR EPA BROWNFIELDS
CLEANUP GRANT
24 & 59 Summer Street,
Gardiner, Maine
(TW Dick Site)**

The City of Gardiner is applying for an EPA Brownfields Cleanup Grant to fund proposed remediation activities at the TW Dick site located at 24 & 59 Summer Street in Gardiner, Maine. The application will be submitted to EPA by December 18, 2015. The proposed remediation will likely include the abatement of lead paint and asbestos-containing building materials, and the excavation, consolidation, and removal of contaminated soils.

Draft copies of the grant application will be available for public review and comment beginning Tuesday, December 1, 2015 at the Gardiner City Hall located at 6 Church Street. Written public comments will be accepted until 4:30pm on Wednesday, December 16, 2015. Please send comments to Scott Morelli, City Manager, City of Gardiner, 6 Church Street, Gardiner, Maine 04345 or to citymanager@gardinermaine.com. A public hearing regarding the application will be held at 6:00 pm on Wednesday, December 16, 2015 at City Hall, 6 Church Street, Gardiner, Maine.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard at that time.

Legal Advertisement

**CITY OF SOUTH
PORTLAND, MAINE
Notice to Bidders**

Sealed bids will be received by Rafe Forland, Directors of Finance, and Operations, South Portland School Department, 130 Wescott Road, South Portland, Maine 04106 for: Bid #17-16 Design Consultant 4:00 P.M., Dec. 11

Legal Notices

sale are reserved. Additional terms will be announced at the public sale.

U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust, by its attorneys Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106, (207)-775-6223.

Legal Advertisement

NOTICE OF PUBLIC SALE
Notice is hereby given that in accordance with the Judgment of Foreclosure and Sale entered July 21, 2015 in the action entitled **U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSMC Mortgage-Backed Pass-Through Certificates, Series 2006-5 v. Philip T. Whitney**, by the Maine District Court, Augusta, Docket No. AUGDC-RE-13-163, wherein the Court adjudged the foreclosure of a mortgage granted by Philip T. Whitney to Mortgage Electronic Registration Systems Inc., as nominee for American Brokers Conduit, its successors and assigns dated February 6, 2006 and recorded in the Kennebec County Registry of Deeds in Book 8791, Page 44, the period of redemption having expired, a public sale of the property described in the mortgage will be conducted on **Thursday, December 17, 2015, commencing at 10:45AM, at the Law Office of Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106.**

The property is located at 2 Highland Avenue, Gardiner, Maine.

The sale will be by public auction. All bidders for the property will be required to make a deposit of \$5,000.00 in cash, certified or bank check at the time of the public sale made payable to Shapiro & Morley, LLC, which deposit is non-refundable as to the highest bidder. The balance of the purchase price shall be paid within thirty (30) days of the public sale. In the event a representative of U.S. Bank National Association, as Trustee for Credit Suisse First Boston Mortgage Securities Corp., CSMC Mortgage-Backed Pass-Through

Legal Notices

to reschedule a subsequent sale are reserved. Additional terms will be announced at the public sale.

Wells Fargo Bank, NA, by its attorneys Shapiro & Morley, LLC, 707 Sable Oaks Dr., Suite 250, South Portland, Maine 04106, (207)-775-6223.

Legal Advertisement

**State of Maine
Department of
Administrative &
Financial Services
Public Notice for
RFP#201511207
Helicopter Lift Services**
The State of Maine, Department of Administrative & Financial Services and Office of Information Technology, has a requirement for Helicopter Lift Services. In accordance with State procurement practices, the Department is hereby announcing the publication of a Request for Proposals (RFP) #201511207 for the purchase of the aforementioned services.

A copy of the RFP can be obtained at the Office of Information Technology Website: <http://www.maine.gov/oit/vendor/index.shtml> or by contacting the Department's RFP Coordinator for this project: Michelle Fournier, 145 State House Station, Augusta, ME., 04333-0145; or by email at: vmo.oit@maine.gov. The Department encourages all interested vendors to obtain a copy of the RFP and submit a competitive proposal.

Proposals must be submitted to the State of Maine Division of Purchases, located at the Burton M. Cross Office Building, 111 Sewall Street, 4th Floor, 9 State House Station, Augusta, Maine, 04333-0009. Proposals must be submitted by 2:00 pm, local time, on January 5, 2016, when they will be opened at the Division of Purchases' aforementioned address. Proposals not received at the Division of Purchases' aforementioned address by the aforementioned deadline will not be considered for contract award.

Legal Advertisement

**State of Maine
Department of
Administrative &**

MERCHANDISE

Antiques & Collectibles

BOOKS. Complete Far Side. 2 volumes. Bought \$100, sell \$50 cash. 623-3695

SNOWSLEDS pair, nice condition, old fashioned \$100 or best offer call 938-2031

Coal/ Oil/ Wood

A.W. ALLEN Firewood: CUT--SPLIT--DELIVERED. Kiln Dry--Seasoned--Green. Camp wood & kindling. 623-6002

CUT, Split, Delivered. State certified, body, Guaranteed Quality/Quantity 495-3412

FIREWOOD Cut/Split/Delivered (Fuel Assistance Vouchers) Visa, MC, Discover accepted, J & M Logging, Inc. Call 622-6353

GREEN FIREWOOD split/delivered \$225 cord. 242-4622 KP Wood Harvesting

WELL SEASONED Cut, split, delivered, Quality/Certified Measure Call 557-1779

Furniture

SOFA LOVESEAT blue, paisley print, quality item, barely used, \$350. Call 873-1343

General Merchandise

ALL SEASON MICHELIN TIRES (4) 235/60 R16 \$100 call 622-5812

ALUMINUM WALKER with wheels accessory \$20 call 737-2074

BED SPREAD. Full/queen crochet by Bates Mill. \$40 cash Call 623-3695

BICYCLES (2) Schwinn - Stingray, 20" - chopper style, \$75 for both 634-2464

BLK 3/4 MINK COAT beautiful, ex cond, size 14, call aft 4pm \$350 firm 622-5672

BRACELET 10kt gold with fancy links. Appraised for \$400. \$150. Call 465-3735.

BUDGE CAR COVER used one winter, fits auto 14' to 17' \$20 call 397-5546

CANT DOG \$40 call 680-8988

COAL STOVE cast iron, old, good condition \$150 call 453-0234

COMPOST BIN tumble style, black 6.5 cu ft \$50 call 873-1343

General Merchandise

LETTERMAN JACKET black & orange, 100% wool, size large \$100 call 588-0250

LIFT ASSIST RECLINER electric, like new, micro suede, brown, smoke/pet free home \$285 call 314-0818

LOG SPLITTER upright, manual, use w/sledge hammer \$100 call 622-1785

LUGGAGE. American Tourister hard shell 4 piece. Used once. \$50 cash 623-3695

METAL ROOFING 2 pieces 16' x 3', used \$40 call 672-6573

MIRROR Beautiful large, oblong, gold trim, fancy design \$50.00 call 938-3695

MT MERCI Boys, 4 red Vest with crest, small/med. \$3.50 call 897-3683

ORIENTAL RUG RUNNER very nice, beige/brown/blue 2'x8' \$45 call 944-0653

PAINTINGS (2), charming, 20"x16" and 16"x24" framed \$60 call 938-3565

PET KENNEL wire, slide out bottom tray, 20'h 18" w 25" d \$15 call 873-5519

PORTABLE K-1 HEATER 23,000 BTU, new condition \$60 call 649-6994

PRO FORM CARDIO TRAINER excellent condition, bargain at \$39 call 692-2566

PUZZLES (53) 1000 piece \$100 call 621-8071

PUZZLES many sizes and pieces, some new, unopened, \$15 call 453-4787

REMINGTON HUNTING SUIT new, large, orange \$60.00 call 858-0760

ROLLING DUFFEL BAG several zippered compartments \$15 call 873-9263

SAW BLADE round, 30", great teeth, great shape \$30 call 465-7167

SINGLE BED 40"x78", mattress, boxspring, frame, clean and comfy \$65. 549-3373

SINK new, stainless Elkay, 19"x13" mounting clips \$40 call 873-5647

SNOW SHOES Youkon Charlie's Yookies, \$20. Call 623-4171

SNOW TIRES (4) 185-65-14, excellent treads, some studs ok \$50 call 685-9990

SNOW TRAKKER STUDDED TIRES (4) P195/ 70 R14. Decent tread, \$145. Looks good 931-7144

SNOWBLOWER 5hp, Toro \$200 call 725-5021

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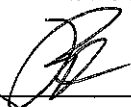


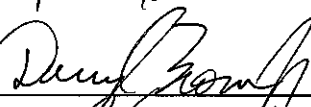
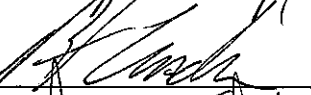
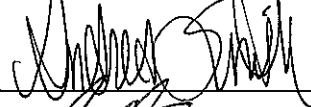
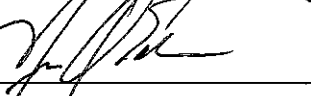
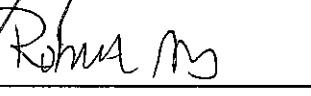
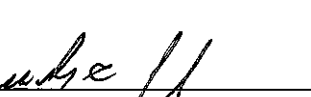
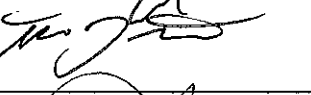


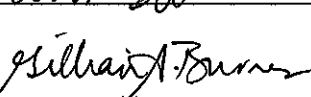
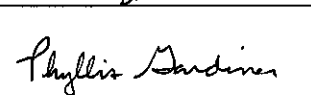
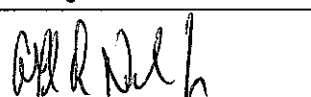
HELP

**PUBLIC MEETING SIGN-IN SHEET – US EPA BROWNFIELDS CLEANUP GRANT
FORMER TW DICK SITE
24 & 59 SUMMER STREET, GARDINER, MAINE**

DECEMBER 16, 2015, 6:00 P.M.

GARDINER CITY HALL

6 CHURCH STREET, GARDINER, MAINE

Printed Name	Signature	Affiliation (Company/Resident)	Daytime Phone/Email
1. Patrick Wright		Gardner Man Street	582-3100
2. Dennis Down		Gardner TP	624-1388
3. Helen Stevens		Resident ^{Treasurer} Library	588-0726
4. Darryl Brown		Brown's Ex. & Salvage Resident	582-7002
5. Rob Chadwick		Resident	632-0367
6. Andrea Smith		JEED	624-9813
7. Nick Sabatine		Ransom Consulting	772.2891
8. Robert Abbey		Resident GMS	6176102813
9. William E. Lord		ABT	458-7392
10. TJ Troiano		Gardner Transfer Company	207-767-2070
11. Jennie Lowell		Kennebec Journal	207-621-5632
12. Anne Davis		City of Gard	582-3362
13. Gillian Burnes		Resident	582-8313
14. Phyllis Gardiner		resident	626-8830
15. Ar Nelson		Resident City of Gardiner	458-5403

**PUBLIC MEETING SIGN-IN SHEET – US EPA BROWNFIELDS CLEANUP GRANT
FORMER TW DICK SITE
24 & 59 SUMMER STREET, GARDINER, MAINE**

**DECEMBER 16, 2015, 6:00 P.M.
GARDINER CITY HALL
6 CHURCH STREET, GARDINER, MAINE**

Printed Name	Signature	Affiliation (Company/Resident)	Daytime Phone/Email
16. JACK Fies	<i>JCF</i>	Resident	441-9747
17. Barb Skelton	<i>BSkelton</i>	City of Gardiner	582-6892
18. Douglas Clark	<i>D Clark</i>	City of Gardiner	215-3870
19.			
20.			
21.			
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December 16, 2015 Public Meeting Meeting Minutes and Questions & Responses

The Gardiner TW Dick project team held a Public Hearing on December 16, 2015 at the Gardiner City Hall in Gardiner, Maine. The objective of this meeting was to receive public comment on the EPA Brownfields Cleanup Grant for funding the proposed remediation activities at the Site located at 24 & 59 Summer Street in Gardiner, Maine. No questions were received from the public during the meeting although three questions were received by members of the City Council and are provided below along with the City of Gardiner's responses.

Question: Can the 20% match come in the form of in-kind service?

Response: The project is requesting a match waiver. If the waiver is not granted, in-kind match is acceptable.

Question: What is the timing of grant decisions?

Response: Grant submissions are due Friday December 18, 2015. EPA typically makes grant announcements in May or June. If we are successful, grant funds become available on October 1, 2016.

Question: Will the cleanup of the TW Dick site conflict with the Maine DOT bridge replacement on Bridge Street.

Response: The two project schedules will not be in conflict as Maine DOT's project is proposed for construction in 2018 and we expect to have this cleanup completed before Maine DOT's construction begins.

ATTACHMENT F

Draft Analysis of Brownfields Cleanup
Alternatives

EPA Brownfields Cleanup Grant Proposal
TW Dick, City of Gardiner, Maine

**Analysis of Brownfields Cleanup Alternatives – Preliminary Evaluation
TW Dick Properties: 24 Summer Street (Fabrication Building Parcel) &
59 Summer Street (Vacant Parcel), Gardiner, Maine
Prepared by: The City of Gardiner & Ransom Consulting, Inc.**

I. Introduction & Background

a. Site Location (*address*):

The TW Dick properties consists of four (4) parcels of land totaling 2.89 acres and is improved with three buildings (the “Site Buildings”), which are described herein as the Office Building, Cold Storage Warehouse, and the Fabrication Building. The TW Dick properties are identified by the City of Gardiner Assessor’s Office as Lots 6, 14, 17, and 19 on Tax Map 37, which corresponds to 24, 59, 31, and 1 Summer Street, respectively, in the City of Gardiner, Kennebec County, Maine. **However, this ABCA pertains to two (2) of the four (4) TW Dick properties; specifically, Lots 6 and 14, which are described below:**

Lot 6: 24 Summer Street

Lot 6 consists of an irregular-shaped parcel of land encompassing approximately 1.29 acres bounded by Summer Street to the north, Cobbossee Stream to the south, commercial property to the east, and a residential property to the west. The property is improved with the Fabrication Building, which encompasses a majority of the lot.

Lot 14: 59 Summer Street

Lot 14 consists of an irregular-shaped parcel of land encompassing approximately 0.78 acres bounded by Summer Street to the south and residential properties to the north, east, and west. The property is not improved with building(s) and consists of overgrown vegetated and wooded areas. An asphalt-paved driveway/parking area is located at the property and extends northward from Summer Street; however, asphalt-paved areas are currently deteriorated and are overgrown by wooded vegetation.

b. Previous Site Use(s) and any previous cleanup/remediation:

The Site is currently vacant, but was most recently occupied by TW Dick, a steel fabrication company. Based on available information, the Site and vicinity were reportedly developed for mixed residential and industrial purposes dating back to the 1800s. The TW Dick properties were reportedly improved with approximately six residential dwellings and various foundries, blacksmith shops, woodworkers, machine shops, a shoe factory, and lumber sheds since the 1800s. The 1882 fire in Gardiner reportedly destroyed most, if not all, former buildings at the Site and vicinity constructed prior to 1882.

Former residential dwellings and lumber sheds appear to have been demolished at the Site properties during the mid-1900s and TW Dick appears to have occupied the entire Site beginning in the 1960s. The Fabrication Building appears to have been constructed in the 1960s with subsequent additions in the 1970s and partial demolitions in the 1990s and 2000s. The concrete floor of the Fabrication Building was reportedly constructed

over many years by pouring concrete into various sections at reported thicknesses up to 4 feet thick. The concrete floor was reportedly constructed by a local concrete company that delivered and poured excess concrete left over from their other projects throughout the 1960s and 1970s.

No previous environmental cleanup or remediation activities have occurred at the Site.

c. Site Assessment Findings (*briefly summarize the environmental investigations that have occurred at the site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable*):

In 2014 and 2015, Ransom completed a Phase I Environmental Site Assessment (ESA), Phase II ESA, and Hazardous Materials Inventory (HMI) for the TW Dick properties using EPA Brownfields funding under the City of Gardiner's Brownfields Assessment Program and under the oversight of the Maine DEP and EPA Brownfields Program.

Phase I Environmental Site Assessment

The Phase I ESA, dated September 23, 2014, identified *Recognized Environmental Conditions (RECs)* in connection with the Site's former uses, including a steel fabrication facility, various foundries, blacksmith shops, woodworking, machine shops, a shoe factory, and lumber sheds. A REC was also identified at an adjoining property (25 Summer Street) due to former gasoline storage and dispensing operations at the property, its inferred upgradient location, and close proximity to the Site. Based on the findings from the Phase I ESA, the entire Site was targeted for additional investigation through the completion of a Phase II ESA.

Phase II Environmental Site Assessment

A Phase II ESA was completed by Ransom on February 19, 2015. Based on the results of the Phase II ESA, soil, groundwater, and soil vapor at the TW Dick properties was found to contain elevated contaminant concentrations that may present an exposure risk to future residential occupants, commercial workers, and/or construction workers unless remedial activities and/or mitigation measures are enacted to prevent exposure to contaminated media identified at the property.

Specifically, surficial soils throughout the TW Dick properties contain anthropogenic urban fill with coal and/or wood combustion byproducts and elevated concentrations of arsenic and polycyclic aromatic hydrocarbons (PAHs), likely resulting from former industrial operations at the Site. Petroleum-impacted surficial and subsurface soils were also discovered throughout the parking area to the west of the Fabrication Building and apparent creosote-impacted subsurface soils and groundwater near the southwestern corner of the Fabrication Building. These contaminated soils and groundwater are likely associated with former industrial activities at this portion of the Site, including former railroad use to the west of the Fabrication Building. Laboratory analysis of petroleum-impacted soils indicated that they contained elevated levels of extractable petroleum hydrocarbon (EPH) fractions and PAHs at concentrations that may present an exposure risk to future residential and commercial workers. Laboratory analysis of creosote-impacted subsurface soils indicated that they contain low-level concentrations of petroleum-related VOCs and elevated concentrations of PAHs, specifically

benzo(a)pyrene. The elevated concentration of benzo(a)pyrene detected in subsurface soils near the southwestern corner of the Fabrication Building may present an exposure risk to future excavation/construction workers at this portion of the Site.

Groundwater throughout the Site was identified to contain elevated concentrations of metals, specifically antimony, arsenic, chromium, lead, and nickel. Additionally, laboratory analysis of groundwater samples collected beneath the Fabrication Building and near the southwestern corner of the Fabrication Building indicated that groundwater at this portion of the Site contains elevated concentrations of PAHs, specifically benzo(a)pyrene and naphthalene. The concentrations of benzo(a)pyrene and naphthalene in groundwater at this portion of the Site may present a drinking water ingestion and dermal exposure risk to future residential occupants and construction workers at the Site.

Elevated concentrations of volatile petroleum constituents and chlorinated compounds were detected in sub-slab soil vapor samples collected beneath the Fabrication Building that may present an exposure risk to future residential and commercial occupants in the vicinity of the building. Therefore, it's possible that small pockets of petroleum and chlorinated solvent impacted soils are present beneath the concrete slab floors of this building, which are likely associated with unknown and/or unreported releases of petroleum products and chlorinated solvents utilized during former industrial activities at the Site.

Hazardous Materials Inventory

The Hazardous Materials Inventory (HMI) identified asbestos-containing material (ACM) and lead-based painted surfaces in the Fabrication Building along with potential PCB-containing fluorescent light ballasts and mercury-containing fluorescent light tubes inside the building. As part of the HMI, preliminary cost estimates were also prepared for the abatement and cleanup of the hazardous building materials.

Building materials containing asbestos at concentrations greater than one percent were identified in several areas of the Fabrication Building and primarily included flooring materials and window glazing.

The HMI also included an inspection for the presence of lead-based paint (LBP) using a direct-reading x-ray fluorescence (XRF) analyzer. According to the XRF testing, several painted surfaces throughout the Fabrication Building were found to contain elevated levels of lead, significantly greater than 1.0 mg/cm^2 , which are considered "lead-based" according to the U.S. Housing and Urban Development (HUD) Lead-Based Paint Guidelines.

Electrical ballasts associated with mercury-containing fluorescent lighting fixtures were observed throughout the Fabrication Building. These electrical ballasts can also contain PCBs in their dielectric fluid.

In accordance with local, State, and Federal laws and regulations, all of these hazardous building materials are required to be abated, removed, and properly disposed of off-site prior to and/or during proposed demolition and redevelopment activities at the TW Dick properties.

d. Project Goal (*site reuse plan*):

The TW Dick site is Gardiner's highest priority Brownfield site and is located at the gateway to our downtown. If the Site remains vacant, the buildings will continue to deteriorate, be subject to vandalism, blight, and drug use activities, and will negatively impact the City of Gardiner. Since they are currently unused, they will also represent an ongoing drain on the City's finances, since the properties are bringing in no property tax revenues, but require policing and upkeep, and present significant potential liability risks. Delaying the cleanup and redevelopment of the Site will lead to increasing deterioration and potential vandalism, increasing the probability that the general public or City employees would be exposed to hazardous materials and drug use activities.

The current property owner, City of Gardiner, plans to complete the remediation of the TW Dick site, which includes abatement of ACM, LBP, mercury-containing components, potential PCB-containing light ballasts, and other universal wastes identified throughout the Fabrication Building prior to its planned demolition. After the building is demolished to provide additional access to potentially impacted soils beneath the building, site remediation and redevelopment activities will include implementing soil and groundwater management activities, including a potential targeted soil excavation and off-site disposal of contaminated soils beneath the existing Fabrication Building, construction of soil cover systems, and installations of vapor mitigation systems during construction of future buildings at the Site.

Following abatement and cleanup, the TW Dick properties are proposed to be redeveloped and revitalized as mixed-use redevelopment, including commercial offices, medical offices, and/or residential uses (mixed-use).

II. Applicable Regulations and Cleanup Standards

a. Cleanup Oversight Responsibility

The City of Gardiner will hire a qualified environmental professional (QEP) to oversee and document the cleanup in accordance with local, State, and Federal requirements. A qualified abatement contractor, licensed and certified in the State of Maine will be hired to conduct the cleanup and abatement work. Furthermore, cleanup activities will be overseen by the Maine DEP Brownfields and VRAP programs. All documents prepared for this Site to date have been submitted to the Maine DEP for review and approval in order to receive a VRAP Certificate of Completion, upon completion of the cleanup work.

b. Cleanup Standards for major contaminants

The City of Gardiner currently anticipates that the State and Federal standards for the abatement of hazardous building materials including asbestos, lead-based paint, and universal wastes will be used as the cleanup standards. The City also anticipates that Maine DEP's Remedial Action Guidelines (RAGs) for "Residential" exposure cleanup guidelines will be implemented during remediation and/or mitigation of contaminated surficial soils identified at the Site (residential is the most restrictive but adhering to these cleanup guidelines will allow for commercial use in the future). However, it is possible

that other risk-based cleanup standards will be generated for compounds of concern, in accordance with State and Federal regulations, as necessary.

c. Laws & Regulations Applicable to the Cleanup

Laws and regulations that are applicable to this cleanup include the Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, Maine DEP environmental laws, and local City by-laws and ordinances. Federal, State, and local laws regarding procurement of contractors to conduct the cleanup will be followed. Specifically, the City of Gardiner will competitively bid and retain a qualified environmental professional and abatement/cleanup contractors, in accordance with the competitive procurement provisions of 40 CFR Part 31.36 (for eligible government entities) or 40 CFR Part 30 (for non-profit organizations). In addition, all appropriate permits (*e.g.*, notify before you dig, State abatement notifications/permits for asbestos and lead-based paint, and hazardous building materials transport/disposal manifests) will be obtained prior to the work commencing.

III. Evaluation of Cleanup Alternatives

a. Cleanup Alternatives Considered

To address contamination at the Site, three different alternatives were considered, including Alternative 1 - No Action; Alternative 2 – Full Abatement/Removal of Hazardous Building Materials and Soil Cover Systems; Alternative 3 – Full Abatement/Removal of Hazardous Building Materials and Combination Limited Soil Removal and Soil Cover Systems.

b. Evaluation of Cleanup Alternatives

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative must be considered prior to selecting a recommended cleanup alternative.

Effectiveness:

- Alternative 1: The No Action alternative is not effective in controlling or preventing the exposure of receptors to contamination at the Site. A No Action alternative signifies that no remediation activities would be conducted at the Site. The No Action alternative does not include a means for mitigating exposure to identified hazardous materials or contaminated soils and is not protective of human health or the environment; therefore, the potential for human exposure to hazardous building materials, such as asbestos and lead, and contaminated soils, groundwater, and soil vapor through direct contact, ingestion, and inhalation continues to exist for potential future site occupants, site workers, or trespassers.
- Alternative 2: The Full Abatement/Removal of Hazardous Building Materials and Soil Cover Systems alternative is an effective way to prevent exposure to certain hazardous building materials and contaminated soils identified at the Site. This alternative involves mitigating the potential for human exposure through direct contact, ingestion, and inhalation through the abatement and removal of the identified hazardous building materials in accordance to State and Federal

regulations and installation of cover systems and a soil management plan to mitigate exposure contaminated soils identified at the Site.

Each area where asbestos-containing material (ACM) and universal wastes is located is anticipated to be affected by the proposed demolition of the Fabrication Building. Current federal and state regulations require the removal of ACM and the removal of universal wastes, prior to and/or during demolition activities that impact these areas. To meet these federal and state regulations, the identified ACM and other identified universal wastes within the Fabrication Building will be completely removed, and therefore, encapsulation and maintenance is not an option for asbestos or universal wastes.

Due to both interior and exterior lead-based paint identified in the Fabrication Building, this alternative includes the full removal and off-site disposal of all lead-based paint at the Site. In accordance with state and federal regulations, the lead content of the building materials with identified lead-based paint will be tested prior to off-site disposal. If concentrations are less than the hazardous level for lead-based paint waste, the materials may be disposed of as general construction debris. To minimize the total volume of hazardous waste (if present), segregating hazardous from non-hazardous waste will be conducted.

An institutional control (deed restriction) would need to be recorded on the deed to indicate the need for a Soil and Groundwater Management Plan and Health and Safety Plan for the Site in order to prevent future exposure to contaminated soil and groundwater, unless these media are removed and properly disposed of in the future. The Soil and Groundwater Management Plan would insure proper characterization, handling, and management of contaminated soils and/or groundwater, which may be encountered and displaced during redevelopment of the Site property (e.g., displaced and/or excess soils generated during installation of new foundations/utilities may require on-site management and/or off-site disposal). The deed restriction should also prohibit the extraction of Site groundwater in order to safeguard the public and subsurface utility workers from exposure to potential contaminated groundwater.

In addition, a vapor mitigation system should be installed in conjunction with the construction of any future building at the Site, which will minimize the risk of exposure to impacted soil vapor (through vapor intrusion into any future building) to future inhabitants or workers at the Site.

- Alternative 3: The third remediation alternative evaluated in this ABCA is the Full Abatement/Removal of Hazardous Building Materials and Combination Limited Soil Removal/Soil Cover Systems alternative. This alternative involves mitigating the potential for human exposure through direct contact, ingestion, and inhalation of the identified hazardous building material and contaminated soils at the Site through the abatement and removal of the identified hazardous building materials and impacted soils. This alternative is an effective way to eliminate risk at the Site, since the contamination and its associated hazards will be removed and the exposure pathways will no longer exist; therefore, this alternative is fully effective in the short-term, as well as the long-term control of each of the identified contaminants and hazardous building materials.

Implementability:

- Alternative 1: The No Action alternative is easy to implement, since no actions will be conducted.
- Alternative 2: Under the Full Abatement/Removal of Hazardous Building Materials and Soil Cover Systems alternative, is easy to implement.
 - Removal of asbestos-containing materials, interior and exterior lead-based paint, and universal wastes within the Fabrication Building is technically feasible, and is an effective action for reducing or eliminating the risk of direct human contact to asbestos and universal wastes. The necessary services and materials to complete the remedial tasks are readily available, including the necessary equipment and contractors.
 - Covering the contaminated soils at the Site is technically feasible, and is an effective action for reducing or eliminating the risk of direct contact to the impacted soils. The necessary services and materials to complete the remedial tasks are readily available, including the necessary equipment and contractors.
- Alternative 3: The Full Abatement/Removal of Hazardous Building Materials and Combination Limited Soil Removal and Soil Cover Systems task of this alternative is easy to implement; however, the Soil Removal task is extremely difficult to implement. Coordination (e.g., excavation safety and monitoring) during cleanup activities, confirmatory soil sampling activities to ensure all contaminated soils are removed, and prolonged disturbance to the community (e.g., trucks transporting contaminated materials for off-site disposal and importing clean soils for backfill) are anticipated.

Cost:

- There will be no costs under Alternative 1 - No Action.
- It is estimated that Alternative 2 – Full Abatement/Removal of Hazardous Building Materials and Soil Cover Systems costs will be on the order of \$215,000-240,000 (estimated cleanup contractor costs with contingency), excluding engineering, oversight, reporting, meetings, and other programmatic cleanup costs. Please note that the estimated costs include a contingency (\$25,000).
- Alternative 3 – Full Abatement/Removal of Hazardous Building Materials and Combination Limited Soil Removal/Soil Cover Systems is estimated to cost approximately \$500,000 (estimated cleanup contractor costs with contingency), excluding engineering, oversight, reporting, meetings, and other programmatic cleanup costs.

c. Recommended Cleanup Alternative

Based on the criteria evaluated, Alternative 2 the Full Abatement/Removal of Hazardous Building Materials and Soil Cover Systems alternative was selected as the preferred cleanup alternative, since it is financially less burdensome, effective, technically feasible/practical, and is equivalent to the removal alternative in meeting the remedial objectives, including the protection of human health and the environment.

The No Action alternative is unacceptable due to the fact that it does not meet evaluation and threshold criteria, including the overall protection of human health and the environment. Although the Full Abatement/Removal of Hazardous Building Materials and Limited Soil Removal/Soil Cover Systems alternative is also effective and protective of human health and the environment, it comes with a greater cost and is not technically feasible or practical; and therefore, it was not selected as the preferred alternative.

The selective alternative also provides some level of resilience in light of reasonably foreseeable changing climate conditions. Although the Cobbossee Stream serves as the southern Site boundary to the Fabrication Building parcel (Lot 6), climate change effects from rising sea level and changing flood zones are not anticipated to represent a major threat due to the Site's significant rise/elevation above Cobbossee Stream. Therefore, the primary climate change concerns would be associated with extreme weather, increased rainfall, and rising groundwater tables. This remedial alternative meets the objectives associated with these criteria by capping impacted soils, which may come into contact with rain/stormwater. Therefore, the cover/cap system will shed or redirect stormwater run-off and minimize infiltration within the impacted areas. Because impacted soils are anticipated to remain onsite, rising groundwater tables have the potential to come into contact with impacted soils; however, the contaminants of concern are not expected to be significantly leachable, thus reducing potential groundwater impacts.

Green and Sustainable Remediation Measures for Selected Alternative

To make the selected alternative greener, or more sustainable, several techniques are planned. The City of Gardiner will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. The number of mobilizations to the Site would be minimized and erosion control measures would be used to minimize runoff into the Cobbossee Stream and other environmentally sensitive areas. In addition, the City of Gardiner anticipates asking the bidding cleanup contractors to propose additional green remediation techniques in their response to the Request for Proposals for the cleanup contract.

ATTACHMENT G

Letter of Support from Community
Organizations

EPA Brownfields Cleanup Grant Proposal
TW Dick, City of Gardiner, Maine



December 16, 2015

Mr. Scott Morelli, City Manager
City of Gardiner
6 Church St.
Gardiner, ME 04345

Dear Mr. Morelli,

Healthy Communities of the Capital Area (HCCA), the local Healthy Maine Partnership, has been proud to support and participate in a previous successful grant application to the U.S. Environmental Protection Agency for assessment of potentially contaminated sites in Gardiner. We understand that the 2013 assessment has led to the identification of a need to address contamination issues prior to the redevelopment of the former TW Dick Site in the Cobbosee Corridor on Summer St. in Gardiner. We fully support this project, and look forward to its success.

The cleanup of hazardous materials is desirable for obvious reasons as it relates to potential health risks to our rivers, streams, and air quality. However, we can think of no better re-use for the contaminated site than a transformation and contribution to healthy communities.

We know that access to early, preventative healthcare is one key component to preventing chronic disease and unhealthy lifestyle choices. We understand that as part of the redevelopment of the TW Dick site, MaineGeneral Health will build a 10,000-15,000 square foot medical arts facility that will provide primary care, imaging, and most importantly, open access and extended care hours. It is also exciting that this development is close to both underserved populations and Downtown services. The facility will be adjacent to one of Gardiner's lower income neighborhoods, which will become more walkable as the Cobbossee Corridor develops as a mixed-use area.

We also understand that if cleanup funds become available, the developer for the project proposes an affordable senior housing project that may be integrated with a spur from the Cobbossee Trail and subsequently, the Kennebec River Rail Trail. Maine has an aging population and housing stock, and lack of affordable, easy to maintain housing options for our seniors. We see this project as being an opportunity to provide needed safe, affordable housing for older adults. Access to healthcare on the same site allows for seniors to age in place, at home, in their communities.

The transformation of a blighted, unused, contaminated site to a healthy, mixed-use, clean, attractive campus will make a statement to Gardiner citizens and others across the region on the vision and opportunity for the entire Cobbossee corridor. It will anchor our ability to highlight our message of healthy living and active communities. We look forward to strengthening our programs to serve these communities, and stand ready to work with the City in any way that enhances the cleanup, development, and sustainability of the project. HCCA will serve on a Brownfields Advisory Committee if our participation would be useful as well as provide meeting space, facilitation help, or cooperate in any public outreach where we can be of help.

Sincerely,

A handwritten signature in dark ink, appearing to read "Joanne E. A. Joy".

Joanne E. A. Joy
Executive Director, Healthy Communities of the Capital Area

Serving Augusta, Chelsea, Farmingdale, Fayette, Gardiner, Hallowell, Litchfield, Manchester, Monmouth, Mount Vernon, Pittston, Randolph, Readfield, Richmond, Vienna, Wayne, West Gardiner, Windsor, Winthrop

36 Brunswick Avenue, Gardiner, Maine 04345 ~ 207-588-5012 ~ www.hccame.org



*Recognized by Kennebec Valley Chamber of
Commerce 2015 "Community Service Award"*

www.gardinermainstreet.org • 207-582-3100 • PO Box 194, Gardiner, ME 04345 • info@gardinermainstreet.org

December 14, 2015

Mr. Scott Morelli, City Manager
City of Gardiner
6 Church Street
Gardiner, Maine 04345

Dear Mr. Morelli,

As you know, Gardiner Main Street is a nationally accredited Main Street program, which follows a proven nation-wide model for community and economic development in the context of historic preservation and smart growth. Thanks to the efforts of over 200 volunteers annually, and the support of the City of Gardiner and businesses throughout the greater Gardiner community, we have seen dramatic growth in Downtown Gardiner, especially within the last five years. The Main Street model focuses on an incremental and wholistic approach. Occasionally, this incremental approach is bolstered by a project that is so visible and impactful that it changes the entire trajectory of downtown redevelopment. We believe that the Summer St. project on the former T.W. Dick property will have this effect.

This site is prominently located at the gateway to our downtown, and abuts the Cobbossee stream, an important physical asset to Gardiner. We have confirmed through the Brownfields assessment grant what we assumed to be true about this property – the long industrial use has led to significant contamination. Without intervention and support from the EPA Brownfields program for further assessment and cleanup, the hurdles for redevelopment of this critical property become even more difficult to overcome. We are most excited about the proposed re-use of the property as a medical facility and affordable senior housing. This particular location will offer residents the availability of easy walking to medical appointments, the amenities of our downtown, and access to our waterfront park and trail system.

We have seen incredible growth in Gardiner over the last several years, but this project in particular has the entire community abuzz. The transformation of this blighted property, particularly with the proposed re-use, will bolster our efforts to strengthen Downtown Gardiner as a hub for community, commerce, and culture. If we can be of any support to ensure this project is successful, please contact me directly. Gardiner Main Street would be delighted to provide meeting space, access to our email and other communications tools for public outreach, and facilitation support to work with the public and the business community to ensure that the project is a success.

Sincerely,

Robert Abbey
President-elect, Gardiner Main Street

Gardiner Board of Trade

Mr. Scott Morelli, City Manager
City of Gardiner
6 Church Street
Gardiner, Maine 04345

Dear Mr. Morelli,

The Gardiner Board of Trade has supported economic development efforts in the City of Gardiner since 1885. In that time, we have been involved in almost every major economic development project in the City, including the attraction and construction of the Commonwealth Shoe factory, creation and sponsorship of the Gardiner Main Street program, and development of the Libby Hill Business Park. We at the Gardiner Board of Trade believe that the Summer Street project on the former T.W. Dick property will be remembered for its transformational effect on Gardiner's economy, much in the same way that these other projects have positively impacted the City.

In each of the above cases, The Gardiner Board of Trade has played a pivotal role by supporting the project not only by publicly supporting them, but by actively investing in their success. The Board of Trade stands ready to expend its risk capital by investing in this project if and when there is a role for us. We look forward to working with the City of Gardiner and Developers' Collaborative to further understand how our commitment can be most helpful. As a not-for-profit economic development organization, our investment approach considers community impact over monetary return on investment. Specifically, our board has indicated an interest in purchasing, holding title, or assisting during the cleanup process to help redevelop any of the sites on the former T.W. Dick site. We hope that this willingness to invest in this project speaks loudly in support of our belief in the project.

Recently acquired Brownfields assessment grant funds have allowed the City to confirm that the long industrial use of this property has resulted in significant environmental contamination. It is our belief that without intervention and support from the EPA Brownfields program for further assessment and cleanup, the hurdles for redevelopment of this critical property become even more difficult to overcome. We are most excited about the proposed re-use of the property as a medical facility and affordable senior housing, two very important and growing sectors of Maine's economy.

Over its long history the Gardiner Board of Trade has played witness to the incredible impact that this type of redevelopment can have on a community. By transforming this particularly visible, decaying property into a bustling economic driver for the City, Gardiner will be able to continue on its path as a hub for community, commerce, and culture. We will also support this project by providing meeting space, making our email and distribution lists available as part of the public participation process, and otherwise use our vast network in the business community to support the assessment efforts. If we can be of any further support to ensure this project is successful, please contact me directly.

Sincerely,



Nathan Cotnoir
President, Gardiner Board of Trade

ATTACHMENT H

Resumes

**EPA Brownfields Cleanup Grant Proposal
TW Dick, City of Gardiner, Maine**

SCOTT THOMAS MORELLI

14 Briarwood Drive, New Gloucester, ME 04260 | 207-607-0559 (mobile) | smorelli19@gmail.com

www.linkedin.com/in/scottmorelli

MUNICIPAL GOVERNMENT EXPERIENCE

City Manager, City of Gardiner – Gardiner, ME

March 2010 – Present

Chief administrative officer for a service center community with an \$11.2 million annual budget (including enterprise accounts) and a population of 5,800. Oversee seven department heads and nearly 70 municipal employees. Duties include serving as purchasing agent, treasurer, attending City Council and other community meetings, preparing the annual budget, and researching and presenting policy changes to the Council.

- Crafted three straight City budgets that increased taxes only 1.25% combined (excluding education), fully funded existing services, and were unanimously passed by an eight-member City Council
- Assisted in the sale of two lots at City's Libby Hill Business Park and negotiated credit enhancement agreements (aka TIFs) with local businesses to assist with their expansion/re-location into the park
- Bargained new contracts with four unions and was successful in getting each unit to increase their share of health insurance costs (all were 100% employer paid) and getting one to switch to lower cost plan, leading to long-term savings of tens of thousands of dollars annually
- Restructured Planning & Economic Development Department by shifting primary focus to economic development, with enhanced attention and budgeting for the City's business park
- Worked with Maine business and consortium of communities to create TIF district for natural gas pipeline and ensured the line ran to key areas of City, including our business park
- Co-authored successful grant application of \$100,000 for community planning/comp plan update
- Received 50% matching grant (\$60,000) for installation of wood pellet boiler at City Hall, which is expected to save \$195,000 in energy costs over its lifespan and reduce CO2 emissions
- Worked with Council and staff to save the City hundreds of thousands of dollars through steps such as debt refinancing, bidding out services, reorganization/staff reductions, and energy efficiencies
- Oversaw successful completion of Waterfront Park project, which included a contaminated soil dispute with previous owner and requiring contractor to repave parking lot due to subpar material
- Researched and proposed new policies/ordinances, including: purchasing/RFPs, local vendor preference, special events permits, and fireworks

Executive Assistant, Town of Framingham – Framingham, MA

2005 – 2010

Executive Assistant in the largest town and 14th largest community in Massachusetts (pop. 68,318).

Responsible for supervision of the Selectmen/Town Manager's office and three employees. Assisted Town Manager in budget preparation and monitoring for Selectmen/Town Manager's office, Legal Department, and Property/Casualty Insurance (all totaling over \$2 million). Responsible for property/casualty insurance, collective bargaining, resolving citizen concerns, and carrying out the goals of the Selectmen & Town Manager.

- Reduced insurance costs by over \$125,000 since assuming management of property/casualty insurance in FY07 due to improved risk management strategies
- Participated in successful negotiation of six contracts with various unions between 2007-2009 with all agreeing to 0% (FY09) and 1% (FY10) COLAs and to increase their share of health insurance premiums from 90/10 split to 87/13 split (thus saving the Town hundreds of thousands of dollars)

Selectmen's Assistant/Personnel Director, Town of Waterboro – Waterboro, ME

2000 – 2001

Selectmen's Assistant (since re-titled Town Administrator) for growing southwestern Maine community (pop. 6,214). Responsible for overseeing all municipal employees and operations, including \$2.8 million annual budget (not including schools). Issued performance evaluations, resolved employee disputes, chaired staff meetings, and interviewed/hired Town employees. Researched policies for Selectmen review.

SELECT PROFESSIONAL EXPERIENCE

Owner/President, Morelli Image Creations – Westborough, MA/New Gloucester, ME 2007 – Present

- Digitize video tapes, photographs, and slides for clients across the United States

Crisis Services Coordinator, Sexual Assault Response Services of Southern Maine – Portland, ME 2001 – 2004

- Supervised, trained, & debriefed volunteers regarding sexual assault hotline calls/hospital visits and also handled calls/hospital visits myself

SELECT LEADERSHIP EXPERIENCE

President, PKS Alumni Chapter (University of Maine) – Orono, ME 2001 – 2004, 2005 – Present

- Formed this as a 501(c)(7) nonprofit fraternal organization & have raised approx. \$90,000 in 11 years for scholarships, events, communications, etc.

Board of Directors, Sexual Assault Response Services of Southern Maine – Portland, ME 2009 – 2010

- Provided policy guidance and direction and also served as member of fundraising subcommittee

EDUCATION

Master of Public Administration (M.P.A.), Concentration in Nonprofit and Public Management 2005
Maxwell School of Citizenship and Public Affairs, Syracuse University – Syracuse, NY

Bachelor of Arts (B.A.) in Public Management, Minor in Political Science 1999
University of Maine – Orono, ME

PROFESSIONAL CERTIFICATIONS

Certified Municipal Manager, Maine Town/City Management Association August 2012 – August 2015
Local Project Administration Certification, Maine Department of Transportation April 2012 – April 2017
National Incident Management System (NIMS) IS-0700.a Training, FEMA June 2010
Community Access Monitor, Massachusetts Office on Disabilities October 2009
Public Contracting Overview (MCPPO Program), Mass. Office of the Inspector General September 2009

- Scored 100% (40/40 correct) on exam

PROFESSIONAL MEMBERSHIPS

Board of Directors, Kennebec Valley Council of Governments (KVCOG) February 2012 - Present

- Vice President (2012-2013)

Board of Supervisors, Kennebec River Rail Trail (KRRT) February 2012 – June 2012

General Assembly, Kennebec Regional Development Authority (KRDA)/FirstPark January 2012 – Present

Legislative Policy Committee, Maine Municipal Association (MMA) November 2010 – July 2014

Gov't Affairs Policy Committee, International City Management Association (ICMA) September 2010 – Present

Full Member, International City/County Management Association (ICMA) March 2010 – Present

Active Member, Maine Town and City Management Association (MTCMA) March 2010 – Present

- Professional Development Committee Member (2012-2013)

Affiliate Member, Massachusetts Municipal Management Association (MMMA) July 2009 – March 2010

AWARDS AND RECOGNITIONS

Outstanding Customer Service – Town of Framingham (Framingham, MA) 2006

Graduate Student Leader of the Year – Syracuse University (Syracuse, NY) 2005

Male Prevention of Violence Against Women – V-Day International/Univ. of So. Maine (Portland, ME) 2004

PATRICK A. WRIGHT

6 Church St.
Gardiner, ME 04345
(207)582-3100
econdev@gardinermaine.com

PROFESSIONAL EXPERIENCE

- 2015-current CITY OF GARDINER – GARDINER, ME
Economic Development Coordinator
- Provided assistance to businesses looking to remain, expand, or locate in the City of Gardiner.
 - Negotiated on behalf of The City on real estate matters
 - Supported grants to Community Development Block Grant Program
 - Advised City Council, City Manager, and businesses on use of Tax Increment Financing and other Economic Development issues
 - Managed City's marketing plan
- 2011-current GARDINER MAIN STREET – GARDINER, ME
Executive Director
- Led organization into sound financial position.
 - Created "Gardiner Growth Initiative" - the most aggressive downtown business attraction program in the state of Maine.
 - Recognized by Maine Downtown Center as 2014 "Main Street Program of the Year".
 - Managed calendar of major public events with regional draw.
 - Partnered in Orton Family Foundation's "Heart and Soul" community planning project and implementation grants.
 - Implemented and managed City of Gardiner's wayfinding signage.
- 2010-2011 MIDCOAST ECONOMIC DEVELOPMENT DISTRICT – BATH, ME
Business Development Specialist
- Supported businesses of all sizes through Economic Development programs at the local, state, and federal level.
 - Provided field support for Maine Department of Economic and Community and Development.
 - Developed working relationships with resource providers in the fields of small business counseling, financing, workforce development, product research and development.
- 2008-2010 TOWN OF WALDOBORO, – WALDOBORO ME,
Director of Planning and Economic Development
- Led Economic Development Committee and community through visioning process.
 - Secured more than \$50,000 in grant funding.

- Provided research, findings of fact, and advisory opinions for Planning Board during site plan and subdivision review.
- Created draft ordinance language and zoning maps.
- Developed integrated code enforcement and permitting management database.

2007-2008

MAINE STATE PLANNING OFFICE – AUGUSTA, ME

NOAA Coastal Associate

- Conducted policy analysis on the implementation and effectiveness of local comprehensive plans through an in-depth case study of fourteen coastal Maine towns.
- Participated fully as a peer-level member of the Maine State Planning Office's Land Use Team.
- Performed statistical analysis to determine trends among potential indicators for implementation of comprehensive plan strategies.
- Used GIS to perform spatial analysis of growth patterns in case study towns.
- Led scoping phase of creative outreach and marketing campaign.

2004-2007

SHELTER INSTITUTE – WOOLWICH, ME

Timberframer

- Worked in team-oriented crew to craft and erect heavy timber structures. Performed precise, quality work under the pressure of a production-oriented operation.

2001-2004

HYDE SCHOOL – BATH, ME

Assistant Dean of Students

- Led students on wilderness expeditions within the context of a character education curriculum in backcountry setting.
- Prepared curricula for, and taught Physics, Freshman Science, Algebra II, Biology, and coached Lacrosse, Swimming, and Soccer.
- Counseled students and parents through intense family improvement program. Mediated multi-family discovery process based on truth and self realization.

EDUCATION

2006-2008

U. S. MAINE – MUSKIE SCHOOL FOR PUBLIC SERVICE -PORTLAND, ME

Graduate Student – Community Planning and Development

1996-2000

HAMPDEN-SYDNEY COLLEGE – HAMPDEN-SYDNEY, VA

BS – Economics Cum Laude

COMMUNITY

- Johnson Hall Performing Arts Center – Board Member
- Bath Recreation Department – Youth Soccer Coach

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

12/18/2015

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Gardiner, Maine

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

01-6000028

*** c. Organizational DUNS:**

0402378770000

d. Address:

*** Street1:**

6 Church Street

Street2:

*** City:**

Gardiner

County/Parish:

*** State:**

ME: Maine

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

04345-2192

e. Organizational Unit:

Department Name:

Economic Development

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mr.

*** First Name:**

Scott

Middle Name:

*** Last Name:**

Morelli

Suffix:

Title:

City Manager

Organizational Affiliation:

*** Telephone Number:**

207-582-4200

Fax Number:

207-582-6895

*** Email:**

smorelli@gardinermaine.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OSWER-OBLR-15-06

* Title:

FY16 Guidelines for Brownfields Cleanup Grants

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

TW Dick Cleanup Project - Gardiner, Maine

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant ME-002

* b. Program/Project ME-002

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date: 10/01/2016

* b. End Date: 09/30/2019

18. Estimated Funding (\$):

* a. Federal	200,000.00
* b. Applicant	40,000.00
* c. State	0.00
* d. Local	0.00
* e. Other	0.00
* f. Program Income	0.00
* g. TOTAL	240,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Scott

Middle Name:

* Last Name: Morelli

Suffix:

* Title: City Manager

* Telephone Number: 207-582-4200 Fax Number: 207-582-6895

* Email: smorelli@gardinermaine.com

* Signature of Authorized Representative: Scott Morelli * Date Signed: 12/18/2015